



**LOCAL PLANNING AGENCY
MINUTES**

April 2, 2020

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2351 SE MONTEREY ROAD
STUART, FLORIDA 34996**

Cindy Hall, Vice Chair, District 1, November 2022

William J. Flanagan, District 2, November 2022

Donald Foley, III, District 3, November 2020

James Moir, Chair, District 4, November 2020

Scott Watson, Vice Chair, District 5, November 2020

Kimberly Everman, School Board Liaison, December 2020

CALL TO ORDER

Present: 4- Chairman Jim Moir
William (Joe) Flanagan
Donald Foley III (Phone)
Scott Watson

Not Present: Vice Chair Cindy Hall and School Board Liaison Kimberly Everman.

Chairman Moir called the meeting to order at 7:04 pm. A quorum was present.

Staff Present:

Senior Assistant County Attorney	Krista Storey
Assistant County Attorney.....	Elizabeth Lenihan
Deputy Growth Management Director	Paul Schilling
Comprehensive Planning Administrator	Clyde Dulin
Principal Planner	Peter Walden
Principal Planner	Irene Szedlmayer
Office of Community Development Manager.....	Susan Kores
Agency Recorder.....	Denise Johnston

MINU APPROVAL OF MINUTES

MINU-1 MARCH 5, 2020

The Board was asked to approve the minutes from March 5, 2020 LPA Meeting.

Agenda Item 20-0608

MOTION: A motion was made by Mr. Flanagan to approve the minutes of the LPA Meeting of March 5, 2020. The Motion was **SECONDED** by Mr. Watson. The **MOTION CARRIED** 4-0.

QJP QUASI - JUDICIAL PROCEDURES

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-Judicial proceedings must be conducted with more formality than a legislative proceeding. In Quasi-Judicial proceedings, parties are entitled – as a matter of due process – to cross-examine witnesses, present evidence, demand that the witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.

Agenda Item: 20-0609

COUNTY: Senior Assistant County Attorney Krista Storey explained the process and Swearing-in for Quasi-Judicial procedures by which the LPA, Staff and the Applicant would be addressing items on the agenda tonight.

MOTION: A motion was made by Mr. Watson, to open the first Public Hearing item NPH-1 so Ms. Lenihan could swear everyone in who needed to be sworn in for Public hearing agenda item NPH-1. SECONDED by Mr. Flanagan. The MOTION CARRIED 4-0.

SWEARING IN: Assistant County Attorney, Elizabeth Lenihan was present to swear in applicants and staff for Quasi-Judicial item NPH-1.

MOTION: A motion was made by Mr. Watson to hold NPH-1 in abeyance and start the third Public Hearing item NPH-3 to swear in everyone who needed to be sworn in. The motion was SECONDED by Mr. Flanagan. The MOTION CARRIED 4-0.

SWEARING IN: Assistant County Attorney Elizabeth Lenihan was present to swear in applicants and staff for Quasi-Judicial item NPH-3.

MOTION: A motion was made by Mr. Watson to go back to the original agenda order starting with item NPH-1. The motion was SECONDED by Mr. Flanagan. The MOTION CARRIED 4-0.

NEW BUSINESS

NPH-1 FPL WHITE TAIL SOLAR ENERGY CENTER (F110-002) (QUASI-JUDICIAL)

FPL White Tail Solar Energy Center Major Final Site Plan (F110-002). Florida Power & Light Co. Request for Major Final Site Plan approval for the construction of an unmanned 74.5 Megawatt photovoltaic solar energy facility (Solar Farm) on approximately 600 acres which is the north half of a larger 1,261 acre tract. Included with this application is a request for a Certificate of Public Facilities Reservation.

Requested by: Morris Crady, AICP, Lucido and Associates

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

Agenda Item: 20-0610

***For the Record:**

LPA: Ex parte communications disclosures – NONE. No Intervenors were present.

STAFF: Principal Planner Peter Walden provided the staff's presentation to the Board.

The agenda item and Mr. Walden's work history were entered into the record.

APPLICANT: Mr. Morris Crady represented the applicant FP&L. Mr. Crady addressed the Board on behalf of the applicant and proof of notification was entered into the record. Mr. Crady noted that the property is in a remote location, there were only three surrounding property owners and there were no issues with the surrounding property owners.

LPA: Chairman Moir had a question and discussion with the applicant and staff regarding drainage and permanent sheet flow and water runoff.

STAFF: Mr. Walden addressed his questions and noted that the Engineer of Record was not present but would be present at the upcoming Board of County Commissioners meeting to address any issues there might be.

PUBLIC: There were no comments from the public.

MOTION: A motion was made by Mr. Watson, SECONDED by Mr. Foley, III for staff's recommendation for approval. The MOTION CARRIED 4-0.

NPH-2 COMPREHENSIVE PLAN AMENDMENT 19-25, HOBE SOUND

Public hearing to consider an amendment to the Future Land Use Map regarding the Hobe Sound Community Redevelopment Area.

Requested by: Susan Kores, Office of Community Development Manager

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

Agenda Item: 20-0612

STAFF: Irene Szedlmayer presented the item. She explained the assignment of the CRA Center future land use and the CRA Center future land use designations. She reviewed properties that would be newly designated General Institutional, Public Conservation, and Recreational. She explained that the land with Mobile Home future land use designation generally was being designated CRA Neighborhood and that the proposed LDR has a Mobile Home zoning subdistrict.

STAFF: Ms. Szedlmayer responded to all questions raised by the members of the LPA.

PUBLIC: There were no public comments.

MOTION: A motion was made by Mr. Watson, SECONDED by Mr. Flanagan, to accept staff's recommendation of approval. The MOTION CARRIED 4-0.

NPH-3 PUBLIC HEARING TO CONSIDER THE CREATION OF DIVISION 5, HOBE SOUND COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS AND AMENDING THE ZONING ATLAS TO ASSIGN THE HOBE SOUND REDEVELOPMENT ZONING DISTRICT (QUASI JUDICIAL)

Requested by: Susan Kores, Office of Community Development Manager

Presented by: Dana Little, Urban Design Director, Treasure Coast Regional Planning Council

Agenda Item: 20-0613

***For the Record:**

LPA: Ex parte communications disclosures – NONE. No Interveners were present.

Office of Community Development Manager Susan Kores introduced the item. She provided for the record proof that the required mailing notification was done. She noted that some 2,771 letters were mailed to owners of property in the CRA or within 1,000 feet of the CRA. She also provided for the record her work history and Irene Szedlmayer's work history.

Treasure Coast Regional Planning Council, Urban Design Director, Mr. Little presented the proposed Article 12, Division 5, for Hobe Sound. He reviewed permitted uses and development standards, the proposed Zoning Map, Regulating Plan and Street Regulating Plan. He drew attention to the fact that in Hobe Sound the maximum density in the CRA Center future land use area is 10 dwelling units per acre, whereas Martin County's other CRAs permit 15 dwelling units per acre. He explained that the Neighborhood Advisory Committee (NAC) reviewed this and determined to recommend that the maximum density remain at 10 dwelling units per acre. Mr. Little also explained that the proposed code will permit 3 stories and up to 40 feet in height in the Core zoning subdistrict. Currently, in the Hobe Sound CRA, building height is limited to 2 stories, except for 3 district locations. The NAC considered and supported the change.

Mr. Little answered the questions of the LPA.

PUBLIC COMMENT:

Susan Kores read for the record an email addressed to Dana Little from Michael Houston, dated April 1, 2020, regarding Division 5 Hobe Sound CRA streets. The email was entered as an exhibit.

MOTION: A motion was made by Mr. Flanagan, **SECONDED** by Mr. Watson to accept staff's recommendation for approval. The **MOTION CARRIED 4-0.**

COMMENTS

1. PUBLIC – None
2. STAFF – The next LPA meeting is scheduled for May 7, 2020.
3. LPA – There was no further business.

ADJOURN: The LPA meeting of April 2, 2020 adjourned at 8:34 pm.

Respectfully Submitted:

Approved by:

Denise Johnson, Martin County
Growth Management Department
Agency Recorder

Jim Moir, Chairman

Date Signed:

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