



## LOCAL PLANNING AGENCY MINUTES

June 4, 2020

JOHN F. & RITA M. ARMSTRONG WING OF THE  
BLAKE LIBRARY 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, District 5, November 2020

Kimberly Everman, School Board Liaison, December 2020

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### **CALL TO ORDER**

Present: 5- Chairman Jim Moir  
Vice Chair, Cindy Hall  
William (Joe) Flanagan  
Donald Foley III  
Scott Watson

Not Present: School Board Liaison – Kimberly Everman.

Chairman Moir called the meeting to order at 7:01 pm. A quorum was present.

#### Staff Present:

Senior Assistant County Attorney .....	Krista Storey
Legal Office Administrator .....	Rebecca Ramey
Deputy Growth Management Director .....	Paul Schilling
Senior Planner .....	Matthew Stahley
Agency Recorder .....	Denise Johnston

### **MINU APPROVAL OF MINUTES**

There were no minutes to approve at this meeting

### **QJP QUASI - JUDICIAL PROCEDURES**

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.

## **NEW BUSINESS**

### **NPH-1    MAGNOLIA RIDGE OF PALM CITY PUD (P161--004) (QUASI-JUDICIAL)**

Palm City GA Homes, LLC Request for a zoning district change from the current RM-8 Medium Density Residential District to the Planned Unit Development District (PUD), and a concurrent request for approval of the Magnolia Ridge of Palm City PUD Zoning Agreement, Master and Final Site Plan for the development of residential townhomes for a total of 28 units within 14 two-story buildings, including a community pool, supporting infrastructure, and upland preserve on approximately 3.56 acres. The subject property is located on the south side of SW Martin Highway, approximately 1,500 feet east of SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

Requested by: Robert Johns, Palm City GA Homes, LLC

Presented by: Matthew Stahley, Senior Planner, Growth Management Department

Agenda Item: 20-0740

#### **For the record:**

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

COUNTY: Rebecca Ramey was present to swear in all applicants and staff speaking on this matter.

STAFF: Mr. Stahley provided the staff's presentation to the Board.  
The agenda item and Mr. Stahley's work history were entering into the record.

APPLICANT: Mr. Johns addressed the Board on behalf of the applicant and proof of notification was entered into the record.

LPA: Discussion ensued with the LPA members asking questions regarding school capacity. Tyson Waters from the Law Firm Fox McCluskey addressed the board and explained that the school capacity was confirmed within the concurrency service area for both elementary and middle school but for the high school Martin County is within the service area and they are at capacity but the adjacent service areas do have capacity. He also explained the difference between concurrency analysis which is set up by Florida Statutes and County Regulation how the school district determines whether there is capacity for concurrent purposes, that's separate for the school district and school board designating your jurisdiction where your actually going to go to school.

LPA: Mr. Flanagan touched on the possibility of rezoning the school districts.

LPA: Mr. Moir had questions regarding the PUD agreement and what the agreement for the preserve area along the church boundary line go into the future with the developer? Mr. Johns explained that it's a private agreement them and the church, it's a formal easement agreement that has already been submitted to record, they are going to install it and maintain it in perpetuity and it will be the responsibility of the homeowners association that they set up and turn over to the homeowners.

LPA: Mr. Moir had another question regarding the lift station. He wanted to know if that was supplied with a generator? Mr. Johns responded that yes, there is a back-up generator and it will be large enough to service the area that will remain undeveloped in case someone comes in later to develop that vacant portion.

LPA: Mr. Moir also had questions regarding the Dan Forth Creek Preserve Area he asked about a particular tree they are preserving but wanted to know if they were taking out other trees. Mr. Johns said most of the trees were native they went with the deciduous tree design is because they felt it merged better and better suited to match up with the flatwood pine reserve that they maintained, about a .25-acre.

LEGAL: Ms. Storey wanted clarification regarding the “shared landscaping buffer” to be sure additional language didn’t need to be included in the PUD agreement to reflect it.

APPLICANT: Mr. John’s believed they were asking for some relief regarding the landscaping requirements due to not being able to accommodate the half of the tight 4 buffer. Mr. Stahley and Mr. Waters provided Ms. Storey with additional information regarding concessions between the County and the Developer. Ms. Storey explained that if there is any type of a waiver from the LDRs it needs to be documented and if there has been mitigation provided in terms of the number of trees the PUD agreement needs to be adjusted to reflect that in her opinion.

PUBLIC: No members of the public addressed the Board on this item:

LEGAL: Ms. Storey clarified for the record that she and Mr. Waters have been working on the PUD agreement since the board received their packet and there is a revised proposed PUD agreement but there haven’t been any substantive changes just some language clean-up. She and Mr. Moir discussed some of the changes.

**MOTION:** A motion was made by Ms. Hall, to approve staff’s recommendation, **SECONDED** by Mr. Watson with the pending changes to the buffer between the church and property being settled by the attorney’s office. The motion **CARRIED 5-0**.

## **COMMENTS**

1. PUBLIC – None
2. STAFF – The June 18, 2020 meeting has been cancelled. The next meeting is July 2, 2020.
3. LPA – There was no further business.

**ADJOURN:**

The Local Planning Agency June 4, 2020 meeting adjourned at 7:32 pm.

Respectfully Submitted:

Approved by:

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Denise Johnston, Martin County  
Growth Management Department  
Agency Recorder

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Jim Moir, Chairman

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Date Signed:

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