

# CPA 19-28, Golden Gate FLUM Minutes

Aug. 6, 2020 meeting of the Local Planning Agency

Sept. 15, 2020 meeting of the Board of County Commissioners



## LOCAL PLANNING AGENCY MINUTES

August 6, 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 (via Phone)  
Vice Chair Cindy Hall  
William (Joe) Flanagan  
Donald Foley III  
Scott Watson

Not Present: School Board Liaison – Kimberly Everman.

Vice Chair Cindy Hall called the meeting to order at 7:00 pm. A quorum was present.

Present:

Senior Assistant County Attorney .....	Krista Storey
Deputy Growth Management Director .....	Paul Schilling
Comprehensive Planning Administrator.....	Clyde Dulin
Senior Planner.....	Mathew Stahley
Principal Planner.....	Marie Jose
Principal Planner .....	Irene Szedlmayer
Agency Recorder/Notary .....	Denise Johnston

### MINU APPROVAL OF MINUTES

#### MINU-1 MAY 7, 2020

The board is asked to approve the minutes from the May 7, 2020 LPA meeting.

**Agenda Item: 20-0738**

MOTION: A Motion was made by Mr. Foley, Seconded by Mr. Watson to approve the minutes of the May 7, 2020 LPA Meeting. The Motion CARRIED 5-0.

**NPH-4      COMPREHENSIVE PLAN AMENDMENT 19-28, GOLDEN GATE CRA**

Public hearing to consider an amendment to the Future Land Use map regarding the Golden Gate Community Redevelopment Area.

Requested by: Susan Kores, Office of Community Development Manager

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

**Agenda Item: 20-0616**

**\*For the record**

STAFF: Ms. Szedlmayer provided the staff's presentation to the Board.

STAFF: Ms. Szedlmayer affirmed that the certification of mailing by Susan Kores, a copy of the agenda item and both Ms. Szedlmayer and Ms. Kores' work histories were submitted for the record.

LPA: Mr. Moir had questions regarding industrial permitted uses verses and general commercial permitted uses on the property and are there any increase of intensity of use permitted in the CRA.

STAFF: Ms. Szedlmayer addressed his questions.

PUBLIC: None.

MOTION: A motion was made by Mr. Moir, SECONDED by Mr. Foley to accept staff's recommendation of approval for CPA 19-28, Golden Gate CRA to move forward.

The motion CARRIED 5-0.

**NPH-5      PUBLIC HEARING TO CONSIDER THE CREATION OF DIVISION 7, GOLDEN GATE COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, AND AMENDING THE ZONING ATLAS. (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: 20-0768**

**\*For the record**

LPA: There were no ex parte communication disclosures. No Intervenor were present.

COUNTY: Ms. Story insured Quasi-Judicial procedures were applied and all applicants and staff wishing to speak on this matter were sworn in.

APPLICANT: Ms. Kores manager of the office of Community Development noted that the complete agenda item has been submitted for the record and the public was notified via signage, newspaper article and 855 notices letters were mailed within the CRA Boundary

and those 1000 ft out. Ms. Kores also thanked Staff and Board saying it has been a good experience working with you all.

Mr. Little: Provided his presentation to the Board.

LPA: Mr. Moir had questions and concerns regarding the streetscaping and the safety regarding pedestrian crossings and traffic issues.

Ms. Kores and Mr. Little addressed his questions and concerns.

**PUBLIC:** None

Mr. Little: Thanked Staff and the LPA members and noted that all the CRA Plans have come out better having gone through this board.

**MOTION:** A motion to accept the amendments to the Land Development Regulations was made by Mr. Flanagan, **SECONDED** by Mr. Foley. The Motion Carried 5-0.

**NPH-6 PUBLIC HEARING TO CONSIDER AMENDING SECTION 3.201C, ACCESSORY USES BY ZONING DISTRICTS OF ARTICLE 3, ZONING DISTRICTS, LAND DEVELOPMENT REGULATIONS; AFTER THE DECLARATION OF A LOCAL STATE EMERGENCY, AUTHORIZING THE TEMPORARY USE OF RECREATIONAL VEHICLES WHEN A DWELLING ON THE PROPERTY IS UNINHABITABLE.**

Requested by: Krista Storey, Sr. Assistant County Attorney. County Attorney's Office

Presented by: Krista Storey, Sr. Assistant County Attorney. County Attorney's Office

**Agenda Item: 20-0925**

**COUNTY:** Ms. Storey presented to the Board.

Ms. Storey noted that per the declaration of an emergency order related to the Hobe Heights flooding that this request is to change one portion of the land development regulations to allow the utilization on a temporary basis of recreational vehicles. The proposal is the amendment of section 3.201C and is to address a need recognized within Emergency order 20-14 regarding Hobe Heights flooding. The draft ordinance would propose after a declaration of a local state emergency the temporary use of recreational vehicles for occupancy that would be authorized when a dwelling on the property is uninhabitable. Codifying this proposed language, would provide relief past the time allowed by the local state emergency orders. It is a recommendation by staff for approval and recommendation to the Board of County Commissioners. Ms. Storey noted it was currently proposed to go to the Board of County Commissioners on August 11, 2020. It has been reviewed by Growth Management staff and is a good solution for the residents of Hobe Sound, and would also be applied countywide.

LPA: Mr. Moir had questions regarding RV types and sanitation issues.

Clyde Dulin: Addressed Mr. Moir's questions regarding the sanitation issues and the varieties of recreational types.

MOTION: A motion was made by Mr. Moir, SECONDED by Mr. Flanagan to accept staff's recommendation of approval. The motion CARRIED 5-0.

**COMMENTS**


1. PUBLIC – None
2. STAFF – Noted that the Hobe Sound Publix item will be presented at the 8/20/2020 meeting.
3. LPA – There was no further business.

**ADJOURN:**

The August 6, 2020, Local Planning Agency meeting adjourned at 9:27 pm.

Respectfully Submitted:

Approved by:

  
Denise Johnston, Martin County  
Growth Management Department  
Agency Recorder/Notary

  
Jim Moir, Chairman

9-3-2020  
Date Signed:

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**BOARD OF COUNTY COMMISSIONERS**

**ACTION SUMMARY**

**SEPTEMBER 15, 2020 ~ 9:00 AM**

**JOHN F. & RITA M. ARMSTRONG WING OF THE BLAKE LIBRARY  
2351 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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**COUNTY COMMISSIONERS**

*Harold E. Jenkins II, Chairman  
Stacey Hetherington, Vice Chair  
Doug Smith  
Sarah Heard  
Edward V. Ciampi*

*Taryn Kryzda, County Administrator  
Sarah W. Woods, County Attorney  
Carolyn Timmann, Clerk of the Circuit  
Court and Comptroller*

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**PRESETS**

9:05 AM Public Comment  
1:30 PM Award of Contract for RFP 2020-3179 Collection of Solid Waste and Recyclable Materials  
2:30 PM Coyotes in Florida - Presentation by the Florida Fish and Wildlife Conservation Commission  
2:45 PM Health and Dental Insurance Update  
5:05 PM First Fiscal Year 2020/2021 Budget Public Hearing  
5:05 PM Public Comment

**CALL TO ORDER AT 9:04 AM**

1. INVOCATION - Pastor Matt Pilot, Christ Fellowship
2. PLEDGE OF ALLEGIANCE
3. ADDITIONAL ITEMS – *There were no Additional Items.*
4. APPROVAL OF AGENDA – *The Agenda was approved.*
5. APPROVAL OF CONSENT AGENDA – *The Consent Agenda was approved minus CNST-8.*

Consent Agenda items are considered routine and are enacted by one motion and will have no action noted, but the "Recommendation" as it appears on the Board item is the approved action.

**PH-3 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 19-27, PORT SALERNO FUTURE LAND USE MAP**

If adopted, this amendment will change the Residential Estate Density, Low Density Residential, Medium Density Residential, High Density Residential, Mobile Home Density, Commercial Office/Residential, Limited Commercial, General Commercial and Recreational future land use designations to CRA Center, CRA Neighborhood, or General Institutional future land use designations in the Port Salerno CRA; will repeal the Port Salerno Mixed-Use Future Land Use Overlays, and will remove the Residential Estate Density future land use designation from two small islands owned by the State of Florida. The Marine Waterfront Commercial and the Industrial future land use designations will be retained.

Agenda Item: 20-0995 **Supplemental Memorandum** **ORDINANCE NO. 1141**

**ACTION TAKEN:** The Board approved adoption of CPA 19-27, Port Salerno Future Land Use Map.

**PH-4 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 19-28, GOLDEN GATE FUTURE LAND USE MAP**

If adopted, this amendment of the Future Land Use Map regarding the Golden Gate CRA will change the Medium Density Residential, High Density Residential, and General Commercial future land use designations to CRA Center, CRA Neighborhood, Industrial, Recreational, or General Institutional future land use designations and will repeal the Golden Gate Mixed-Use Future Land Use Overlay. The Industrial and Recreational future land use designations will be retained on land that currently has one of those designations.

Agenda Item: 20-0991

**ACTION TAKEN:** The Board approved transmittal of CPA 19-28, Golden Gate FLUM to the State Land Planning Agency and other state and regional reviewing agencies.

**PH-5 FIRST FISCAL YEAR 2020/2021 BUDGET PUBLIC HEARING**

There will be an outline of the public hearing procedures followed by an overview and review/approval of the Resolutions.

Agenda Item: 20-0942 **5:05 PM PRESET**

**ACTION TAKEN:** The Board adopted the Resolutions and approved the Budget. The final Budget Public Hearing will be held at 5:05 PM on September 29, 2020.

**RESOLUTION NOS. 20-9.17 through 20-9.50**

**PUBLIC HEARINGS QUASI-JUDICIAL**

**PHQJ-1 REQUEST FOR APPROVAL OF A MASTER SITE PLAN FOR PUBLIX AT KANNER AND PRATT WHITNEY**

A request by Publix Super Markets, Inc., for approval of a major development, master site plan for the development of a 48,387 square-foot grocery, 9,600 square feet of general retail with associated infrastructure and a preserve area on approximately 16.72 undeveloped acres located on the southeast corner of SW Kanner Highway and SW Pratt Whitney Road in Stuart. Included in this application is a request for Deferral of a Certificate of Public Facilities Reservation.

Agenda Item: 20-1018

**RESOLUTION NO. 20-9.5**

**ACTION TAKEN:** The Board received and filed the Agenda Item Summary and all attachments including the Staff Report as an exhibit and approved the master site plan, including the requested parking rate adjustment and environmental waiver.

**PHQJ-2 METWALLY REZONING**

This is a request for a zoning district change from the M-2, Industrial District to the LI, Limited Industrial District. The approximate .77-acre undeveloped parcel is located on the south side of SE Waaler Street approximately 900 feet west of SE Commerce Avenue in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 20-1019 **Supplemental Memorandum**

**RESOLUTION NO. 20-9.6**

**ACTION TAKEN:** The Board received and filed the Agenda Item Summary and all attachments including the Staff Report as an exhibit, approved the request to amend the Martin County Zoning Atlas to change the zoning district on the subject property from M-2 to LI, or the most appropriate zoning district, and adopted the Resolution of approval.

**PHQJ-3 FIRST PUBLIC HEARING TO CONSIDER AN ORDINANCE CREATING DIVISION 7, GOLDEN GATE COMMUNITY REDEVELOPMENT CODE, IN ARTICLE 12, LDR, AND AMENDING THE ZONING ATLAS**

This is the first public hearing before the Board of County Commissioners on a proposed ordinance to amend the Land Development Regulations (LDRs) to: (1) create Division 7, Golden Gate Community Redevelopment Code, of Article 12; and (2) repeal Section 3.267, Golden Gate Community Redevelopment Area, LDR. The proposed ordinance also amends the Zoning Atlas to assign the Golden Gate Redevelopment Zoning District and other zoning districts for consistency with the Future Land Use Map. The proposed amendment of the LDRs and Zoning Atlas is a companion to CPA 19-28, Golden Gate FLUM.

Agenda Item: 20-0994

**ACTION TAKEN:** The Board received and filed the Agenda Item Summary and all attachments including the Staff Report as an exhibit; considered the draft ordinance that (A) Creates Division 7, Golden Gate Community Redevelopment Code, in Article 12 of the LDR; (B) amends the Zoning Atlas to assign the Golden Gate Redevelopment Zoning District and other zoning districts for consistency with the Future Land Use Map; and (C) repeals Section 3.267, Golden Gate Community Redevelopment Area, LDR; and scheduled the second public hearing for October 27, 2020 prior to 5:00 PM in order to coincide with the hearing date for other related matters.

# CPA 19-28, Golden Gate FLUM

## Public Comment

No public comment received