

Meeting Minutes



**LOCAL PLANNING AGENCY
MINUTES**

September 3, 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

CALL TO ORDER

Present: 4- Chairman Jim Moir (via Phone)
Vice Chair Cindy Hall
William (Joe) Flanagan
Scott Watson

Present: School Board Liaison – Kimberly Everman.

Not Present: Donald Foley III

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

Present:

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

MINU APPROVAL OF MINUTES

MINU-1 AUGUST 6, 2020

The board is asked to approve the minutes from the August 6, 2020 LPA meeting.

Agenda Item: 20-1034

MOTION: A Motion was made by Mr. Watson, SECONDED by Mr. Flanagan to approve the minutes of the August 6, 2020 LPA Meeting. The Motion CARRIED unanimously 4-0.

LPA: Mr. Moir asked if this was the best zoning possible for this property from staff's perspective.
STAFF: Mr. Stahley noted it was the least intensive and is similar to other parcels in the industrial park that have been rezoned and is compatible with the future land use.

APPLICANT: Mr. Cuozzo representing the applicant, Maged Metwally, provided the mailer affidavit for the notices to the surrounding homeowners; Mr. Cuozzo continued with a slide presentation and requested that the zoning district change be approved per staff recommendations.

PUBLIC: None.

MOTION: a motion was made by Mr. Flanagan, **SECONDED** by Mr. Watson to approve staff's recommendation of approval for the rezoning from M-2 (Industrial Zoning District) to LI (Limited Industrial District). The motion **CARRIED** unanimously 4-0.

NPH-3 COMPREHENSIVE PLAN AMENDMENT 20-03, AQUARIUS LAND HOLDINGS

Public hearing to consider a proposed request for a site-specific text amendment to the Comprehensive Growth Management Plan regarding uses permitted on the 34.96-acre property, located on the north side of S.E. Cove Road and the west side of S.E. Willoughby Boulevard.

Requested by: Michael Houston, HJA Design Studio

Presented by: Maria Jose, M.S. Planner, Growth Management Department

Agenda Item: 20-1038

***For the record:**

LPA: Ex parte communication disclosures – None; Interveners- None.

STAFF: Ms. Jose, Planner with Growth Management Department presented item NPH-3.

Ms. Jose concluded that the amendment only applies to the subject site. No matter what usage, the net outbound PM trips will be limited to 340 trips; and considering all factors such as existing availability of capital/public facilities, staff recommends approval.

LPA Members: Had discussions regarding the 340 net outbound PM Trips.

STAFF: Mr. Dulin provided more information regarding the 340 trips. And noted that the 340 trips are intended to limit the impact of any proposed future development on the site.

STAFF: Mr. Schilling noted that a full Traffic impact analysis would be done with any future proposed final site plan application.

APPLICANT: Mr. Houston with HJA Design Studio, representing Aquarius Land holdings presented an overview slide presentation for NPH-3. Mr. Houston agrees with staff recommendation of approval.

LEGAL: Ms. Storey noted that the language is binding on the development of the property in the future and that the net outbound peak trips generated by all uses shall be limited. When a final site plan comes forward, traffic calculations will have to be done before a final site plan can be approved.

APPLICANT: Ms. O'Rourke with O'Rourke Engineering & Planning suggested revising the text to say 340 trips based on Institute of Transportation Engineers (ITE) trip generations.

PUBLIC: The following individual(s) spoke on this item:
Mr. Kenneth Sezakas, had a general inquiry.

LPA MEMBERS: Had more discussion on traffic.

LPA: Mr. Moir raised concerns about residential development on Cove Road regarding traffic and school overcrowding.

SCHOLL BOARD LIASON: Ms. Everman stated that she has concerns about new developments on Cove Road and the impact on schools. She noted that she will be closely watching for capacity.

MOTION: a motion was made by Mr. Watson, SECONDED by Mr. Flanagan to approve staff's recommendation of approval subject to clarification being providing within the text amendment that the trip threshold is based on the ITE trip generations at the time of site plan approval. The motion CARRIED 3-1 by the following vote:

Aye- 3 – Mr. Flanagan, Ms. Hall and Mr. Watson
Nay: 1 – Mr. Moir

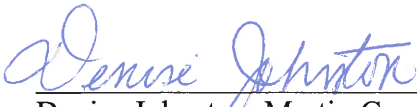
COMMENTS

1. PUBLIC – None
2. STAFF – Next meeting would be September 17, 2020.
3. LPA – There was no further business.

ADJOURN:

The September 3, 2020, Local Planning Agency meeting adjourned at 8:14 pm.

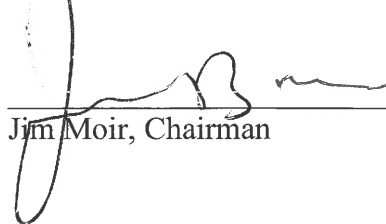
Respectfully Submitted:



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

10/15/2020
Date Signed:

Approved by:



Jim Moir, Chairman



BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY OCTOBER 13, 2020 ~ 9:00 AM

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

COUNTY COMMISSIONERS

Harold E. Jenkins II, Chairman
Stacey Hetherington, Vice Chair ~ via Zoom
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

PRESETS

9:05 AM Public Comment

1:30 PM Request Approval of Allocation of CARES Funding for Martin County Tourism
Revitalization and Mental Health Services

5:05 PM Public Comment

CALL TO ORDER AT 9:03 AM

1. INVOCATION - Moment of Silence
2. PLEDGE OF ALLEGIANCE
3. ADDITIONAL ITEMS – The Additional Items of CNST-7, PH-6, and DEPT-5 were added to the Agenda.
4. APPROVAL OF AGENDA – The Agenda was approved with CNST-5 and PH-5 being withdrawn.
5. APPROVAL OF CONSENT AGENDA – The Consent Agenda was approved.

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.

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chairman will present the proclamations declaring Domestic Violence Awareness Month and Manufacturing Month in Martin County, Florida.

Agenda Item: 20-1140

ACTION TAKEN: The Board presented proclamations declaring Domestic Violence Awareness Month and Manufacturing Month.

INFORMATION TECHNOLOGY

CNST-6 CONSIDER APPROVAL OF SECOND AMENDMENT TO SUBLEASE AGREEMENT FOR AN EXISTING COMMUNICATIONS TOWER

As a part of the County Line Radio Tower Project the communications equipment located on a radio tower in Indiantown will need to be enhanced. The cost of the equipment has been included in the original project. This item pertains to additional lease costs on the Indiantown tower.

Agenda Item: 20-1113

ADMINISTRATION

CNST-7 ADOPT A PROCLAMATION TO BE PRESENTED AT THE OCTOBER 21, 2020 MEETING

The Board is asked to adopt a proclamation declaring Lights on Afterschool Day in Martin County, Florida.

Agenda Item: 21-0040 [Additional Item](#)

PUBLIC HEARINGS

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 19-26, SUNSHINE STATE CARNATIONS FLUM

This is a request for an amendment to the Future Land Use Map (FLUM) on a 19.44-acre parcel. The request will change the future land use designation from Residential Estate Density (up to 2 units per acre) to Low Density Residential (up to 5 units per acre). The parcel is addressed at 9450 SE Gomez Avenue in Hobe Sound.

Agenda Item: 20-1105

ACTION TAKEN: The Board continued this item to a date uncertain as requested by the applicant.

PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 20-03, AQUARIUS LAND HOLDINGS

This is a request for an amendment to the text of Chapter 4, Future Land Use Element. The proposal is a site-specific text amendment regarding uses permitted on the 34.96-acre property, located on the north side of SE Cove Road and the west side of SE Willoughby Boulevard.

Agenda Item: 20-1106

ACTION TAKEN: The Board approved transmittal of CPA 20-03, Aquarius Land Holdings Text to the State Land Planning Agency and other state and regional reviewing agencies.