



LOCAL PLANNING AGENCY MINUTES

December 17, 2020

**JOHN F. & RITA M. ARMSTRONG WING OF THE
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STUART, FLORIDA 34996**

Cindy Hall, Vice Chair, District 1, November 2024

William J. Flanagan, District 2, November 2022

Donald Foley, III, District 3, November 2024

James Moir, Chair, District 4, November 2022

Ransom Reed Hartman, District 5, November 2024

Kimberly Everman, School Board Liaison, December 2021

CALL TO ORDER

Chairman Moir called the meeting to order at 7:00 pm. A quorum was present.

Present: 4- Chairman Jim Moir
Vice Chair Cindy Hall
William J. (Joe) Flanagan
Ransom Reed Hartman

Not Present: Donald Foley III
School Board Liaison – Kimberly Everman.

Staff Present:

Senior Assistant County Attorney	Krista Storey
Growth Management Director	Paul Schilling
Senior Planner	Matthew Stahley
Community Development/Project Manager.....	Josh Mills
Agency Recorder/Notary	Denise Johnston

MINU APPROVAL OF MINUTES

MINU-1 DECEMBER 3, 2020

The board was asked to approve the minutes from the December 3, 2020 LPA meeting.

Agenda Item: 21-0140

MOTION: A Motion was made by Mr. Flanagan, SECONDED by Ms. Hall to approve the minutes of the December 3, 2020 LPA Meeting. The Motion CARRIED Unanimously 4-0.

QJP QUASI-JUDICIAL PROCEDURES

QJP-1 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: 21-0204

All persons wishing to speak on a Quasi-Judicial agenda item(s) will be sworn in.

NEW BUSINESS

NPH-1 SEAWARD BOAT STORAGE (P163-003) QUASI-JUDICIAL) (Quasi-Judicial)

Genie Investment Company – Requesting major final site plan approval to develop an approximate 25,210 square foot stabilized boat storage area and associated infrastructure. The 0.91-acre undeveloped site is located on the east side SE Dixie Highway at the intersection of SE Seawind Street and SE Dixie Highway in Port Salerno. Included in this application is a request for a Certificate of Public Facilities Reservation.

Requested by: Doug Fitzwater, Lucido & Associates

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

Agenda Item: 21-0206

***For the Record:**

LPA: Ex parte communication disclosures – Mr. Flanagan indicated that he had a discussion before the meeting; Interveners- None.

COUNTY: All staff and individuals speaking on this matter were sworn in.

STAFF: Mr. Stahley provided NPH-1, Exhibit 1, a copy of the full agenda item, staff report, and work history were entered into the record.

Mr. Stahley presented the agenda item and noted that staff has reviewed the application and found that it complies with Land Development Regulations (LDR's) detailed within the staff report and staff recommends approval of the development application and is consistent with the guidelines and standards of the applicable comprehensive plan goals objectives and policies as implemented in the LDR's.

LPA Discussion/Comments:

LPA: Members had questions regarding the sidewalk width along Dixie Highway and questions and concerns about run off and drainage on the property.

STAFF: Josh Mills project manager with Community Development answered questions as to the length of the sidewalk, landscaping, on street parking, drainage and public rights of way.

APPLICANT: Doug Fitzwater, Lucido & Associates representing the applicant provided NPH-1 Exhibit 2, copies of the return mailing receipts.

Mr. Fitzwater stated that he agreed with staff's approval and noted that Mr. Mathers the Engineer of record for the project and Mr. Harman the applicant was also present to answer any questions.

APPLICANT: Mr. Harman explained the Geo grid material being used. Mr. Mathers also answered questions regarding drainage and run off on the property and explained the use of the Geo grid.

LPA: Mr. Moir and Mr. Flanagan raised concerns about the project turning into a boat barn.

APPLICANT: Mr. Fitzwater Stated this project was for boat storage on the ground only and there will be no boat maintenance on property, and it will only be boat storage.

LPA: Mr. Moir noted that the project is in a CRA and asked staff what the requirements would be if the project was to evolve into rack storage or a boat barn and what the requirements would be.

STAFF: Mr. Schilling stated that it would be a revised major final site plan and require Neighborhood Advisory Committee (NAC), Community Redevelopment Area (CRA) review, LPA and BCC approval.

COUNTY: Ms. Storey noted that once the site plan has been considered by the LPA unless there are changes in use it would not have to come back to the LPA, it would be considered by the Board of County Commissioners. If there was an alternative compliance request it would have to go to the NAC and CRA for approval and then to the BCC for approval.

STAFF: Josh Mills, Community Development Project Manager indicated that it would be reviewed by Comprehensive planner Irene Szedlmayer and she would present to the CRA and NAC for approval and then it would go back to Growth Management Department.

LPA: Mr. Moir stated that he would be opposed to a boat barn on the site.

Public: None

MOTION: A Motion was made by Ms. Hall, to approve staff's recommendation of approval. SECONDED by Mr. Hartman. The Motion CARRIED Unanimously 4-0.

COMMENTS

1. PUBLIC – None
2. STAFF – Paul Schilling indicated that the next LPA Meeting will be on January 21, 2021.
3. LPA – There was no further business.

ADJOURN:

The Local Planning Agency December 17, 2020 meeting adjourned at 7:31pm.

Respectfully Submitted:

Approved by:

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

Jim Moir, Chairman

Date Signed:

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