

Meeting Minutes



**LOCAL PLANNING AGENCY
MINUTES**

August 20, 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: 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
Planner..... Maria Jose
Agency Recorder/Notary Denise Johnston

MINU APPROVAL OF MINUTES

MINU-1 JULY 2, 2020

The board is asked to approve the minutes from the July 2, 2020 LPA meeting.

Agenda Item: 20-1002

MOTION: A Motion was made by Ms. Hall, SECONDED by Mr. Moir to approve the minutes of the July 2, 2020 LPA Meeting. The Motion CARRIED 5-0.

LPA: Mr. Moir made the observation that the creek that goes into Manatee Pocket in June was at Maximum capacity and is not sure it can handle any extra flow.

MOTION: Mr. Watson made a motion, SECONDED by Mr. Flanagan to approve staff's recommendation of approval. The Motion Carried 5-0.

NPH-2

COMPREHENSIVE PLAN AMENDMENT 20-04, PULTE AT CHRIST FELLOWSHIP

Public hearing to consider a proposed request for a site-specific text amendment to the Comprehensive Growth Management Plan regarding residential lot sizes.

Requested by: Daniel Sorrow, AICP, Cotleur & Hearing

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

Agenda Item: 20-0986

***For the Record:**

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

STAFF: Ms. Jose provided NPH-2, Exhibit 1, a copy of her work history and of the agenda item for the record.

STAFF: Ms. Jose presented 20-04, Pulte at Christ Fellowship, site-specific text amendment to the Comprehensive Growth management Plan regarding residential lot sizes.

STAFF: Ms. Jose indicated that staff recommended approval of an alternative to modify the applicant's proposed amendment.

LPA: Mr. Flanagan asked for clarification regarding the last sentence in Policy 4.7A.14.

STAFF: Ms. Jose addressed his comments.

LPA: Mr. Moir raised concerned about the SUSL.

STAFF: Mr. Dulin addressed his concerns.

APPLICANT: Mr. Sorrow representing Cotleur & Hearing, provided the mailer affidavit for the notices to the surrounding homeowners with in a 2,500 sf of the subject site and a copy of the presentation for the record. Mr. Sorrow continued with his presentation and stated that they are in agreement with staff's recommendation.

LPA: Mr. Watson had questions regarding SUSL.

STAFF: Mr. Dulin provided additional information.

LPA: Mr. Foley asked Ms. Jose about the public comment email received by Guardian and if Mr. Moir was copied on that email.

STAFF: Ms. Jose noted it came in late and Mr. Moir was not copied.

LPA MEMBERS: Agreed that the email from Greg Braun with the Guardian of Martin County needed to be read into the record.

LPA: Ms. Hall read into the record the email received from the Mr. Braun with Guardians of Martin County.

APPLICANT: Noted that some of the issues brought up in Mr. Braun's email will be addressed at time of site plan approval.

PUBLIC: The following individuals spoke with concerns regarding CPA 20-04.

Chad Reynolds, Steve Sprayberry, Bruce Montefusco, Beverly Halstead and Carly Batts.

LEGAL: Ms. Storey noted that notices will be sent to the surround property owners for the next public hearing before the BCC and the public will have an opportunity to speak.

STAFF: Ms. Jose stated that CPA 20-04 and CPA 19-19 are scheduled for September 29, 2020 BCC Meeting.

LPA: Mr. Flanagan noted that the School Board makes the decision on school size and may have to redistrict the area in the future to accommodate future projects.

MOTION: a motion was made by Mr. Watson, **SECONDED** by Mr. Flanagan to approve staff's recommendation with alternative text for CPA 20-04.

The MOTION carried 4-1 by the following vote:

Aye: 4 –Mr. Flanagan, Mr. Watson, Mr. Foley & Ms. Hall

Nay: 1 – Mr. Moir

NPH-3 COMPREHENSIVE PLAN AMENDMENT 20-01, HODAPP PROPERTY

Public hearing to consider a Future Land Use Map change from Mobile Home Agricultural Ranchette on a five-acre parcel, located south of S.W. Martin Highway at 7715 SW 39th Street in Palm City.

Requested by: Paul Schilling, Growth Management Department Director

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

Agenda Item: 20-0983

***For the record:**

LPA: Exparte communication disclosures – None; Interveners- None.

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

STAFF: Ms. Jose provided NPH-3 and NPH-4, Exhibit 1, a copy of her work history and the agenda items for the record. Ms. Jose provided NPH-3 and NPH-4, Exhibit 2, the Certification of mailing for both the Future Land Use Amendment and the concurrent rezoning,

STAFF: Ms. Jose noted that the Future Land Map Amendment and the concurrent Rezoning, and the Text Amendment were initiated by the Board of County Commissioners.



BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY

SEPTEMBER 29, 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
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
3:00 PM Summary of the Resilience Program's Sea Level Rise Based Vulnerability Analysis and Recommendations Report
5:05 PM Final Fiscal Year 2020/2021 Budget Public Hearing
5:05 PM Public Comment

CALL TO ORDER AT 9:04 AM

1. INVOCATION – Moment of Silence
2. PLEDGE OF ALLEGIANCE
3. ADDITIONAL ITEMS – *The Additional Items of CNST-13, PH-7, and DEPT-3 were added to the Agenda.*
4. APPROVAL OF AGENDA – *The Agenda was approved.*
5. APPROVAL OF CONSENT AGENDA – *The Consent Agenda was approved minus CNST-1 and CNST-10.*

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 Fire Prevention Week and 4-H Week to the recipients.

Agenda Item: 20-0869

ACTION TAKEN: The Board presented proclamations declaring Fire Prevention Week and 4-H Week.

PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN TEXT AMENDMENT (CPA) 20-05, HODAPP PROPERTY TEXT

This is a Board-initiated amendment to the text of Chapter 6, Housing Element. The amendment is proposed to Policy 6.1D.8, Comprehensive Growth Management Plan (CGMP) regarding lands designated as Mobile Home future land use. The proposal is concurrent to the Board-initiated amendment CPA 20-01 Hodapp Property.

Agenda Item: 20-1047

ORDINANCE NO. 1143

ACTION TAKEN: The Board approved the Ordinance adopting CPA 20-05, amending the text of Chapter 6, Housing Element.

PH-3 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 20-01, HODAPP PROPERTY

This is a request for a small-scale amendment to the Future Land Use Map (FLUM) on a 5-acre parcel. The request would change the future land use designation from Mobile Home (up to 8 units per acre) to Agricultural Ranchette (up to 1 unit per 5 acres). The parcel is addressed at 7715 SW 39th Street and is located south of SW Martin Highway.

Agenda Item: 20-1045

ORDINANCE NO. 1144

ACTION TAKEN: The Board approved CPA 20-01, Hodapp Property, which assigns the Agricultural Ranchette future land use designation to the property.

PH-4 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 19-19, PULTE AT CHRIST FELLOWSHIP

This is a request for an amendment to the Future Land Use Map (FLUM) on a 321-acre parcel. The request will change the future land use designation from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre). The parcel is addressed at 10205 SW Pratt Whitney Road, and is located west of the Florida Turnpike, east of SW Pratt Whitney Road and north of SW Bulldog Way.

Agenda Item: 20-1049

ACTION TAKEN: The Board approved transmittal of CPA 19-19, Pulte at Christ Fellowship to the State Land Planning Agency and other state and regional reviewing agencies.

PH-5 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 20-04, PULTE AT CHRIST FELLOWSHIP TEXT AMENDMENT

This is a request for an amendment to the text of Chapter 4, Future Land Use Element. This request is concurrent to CPA 19-19, Pulte at Christ Fellowship, a proposal to amend the Future Land Use Map.

Agenda Item: 20-1048

ACTION TAKEN: The Board approved transmittal of CPA 20-04, Pulte at Christ Fellowship Text to the State Land Planning Agency and other state and regional reviewing agencies.

**DEPARTMENTAL QUASI-JUDICIAL
GROWTH MANAGEMENT**

**DPQJ-1 REQUEST BY IMPEDANCE BAILE, LLC FOR APPROVAL OF ANCILLARY
RETAIL USE WITHIN THE COR-1 ZONING DISTRICT**

Impedance Baile LLC is requesting approval of ancillary retail use in the form of a 750 square foot convenience restaurant within a proposed 11,000 square foot office building within the COR-1 zoning district. The 1.11-acre vacant parcel is located on the east side of South Kanner Highway approximately 1,200 feet north of the intersection of Salerno Road and South Kanner Highway in Stuart.

Agenda Item: 20-1061

RESOLUTION NO. 20-9.72

ACTION TAKEN: The Board received and filed the Agenda Item Summary and all attachments including the staff report as an exhibit and approved the Resolution for the ancillary retail use in the COR-1 Zoning District for Impedance Baile, LLC.

**DPQJ-2 BANYAN BAY PUD, REQUEST APPROVAL OF THE 9TH PUD AMENDMENT
INCLUDING A REVISED MASTER AND PHASING PLAN, AND PHASE 2C
FINAL SITE PLAN**

Banyan Bay Macks, LLC requests approval for the 9th Amendment to the PUD zoning agreement including a revised master and phasing plan and Phase 2C final site plan approval for the Banyan Bay PUD. The main entrance to the project is located at the intersection of SW Kanner Highway (SR 76) and SE Pomeroy Street in Stuart. Included is a request for a Certificate of Public Facilities reservation.

Agenda Item: 20-1066 **Supplemental Memorandum** **RESOLUTION NO. 20-9.73**

ACTION TAKEN: The Board received and filed the Agenda Item Summary and all attachments including the staff report as an exhibit; approved the 9th Amendment to the Banyan Bay PUD Zoning Agreement including the revised master and phasing plan; and approved the final site plan for Phase 2C of the Banyan Bay PUD.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURNED AT 5:43 PM

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.