



**LOCAL PLANNING AGENCY
MINUTES
March 4, 2021
COMMISSION CHAMBERS
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

Cynthia Hall, District 1, 11/2024
William J. Flanagan, Vice Chair, District 2, 11/2022
Donald Foley, III, District 3, 11/2024
James Moir, Chair, District 4, 11/ 2022
Ransom Reed Hartman, District 5, 11/ 2024
Kimberly Everman, School Board Liaison, 12/2021

CALL TO ORDER

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

Present: - Chairman James Moir Chair
William J. (Joe) Flanagan Vice Chair
Cynthia Hall
Ransom Reed Hartman (arrived at 7:34)
Donald Foley III
School Board Liaison – Kimberly Everman.

Not Present:

Staff Present:

Senior Assistant County Attorney	Krista Storey
Growth Management Director	Paul Schilling
Comprehensive Planning Administrator.....	Clyde Dulin
Principal Planner.....	Irene Szedlmayer
Senior Planner	Matthew Stahley
Office of Community Development Manager.....	Susan Kores
Agency Recorder/Notary	Denise Johnston

TCRPC:

Urban Design Director.....	Dana Little
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MINU APPROVAL OF MINUTES

MINU-1 FEBRUARY 18, 2021

The board was asked to approve the minutes from the February 18, 2021 LPA meeting.

Agenda Item: 21-0505

MOTION: A Motion was made by Ms. Hall, SECONDED by Mr. Flanagan to approve the minutes of the February 18, 2021 LPA Meeting with typo noted to strike chair from Ms. Hall's name. The Motion CARRIED 4-0. Note: The vote was taken prior to Mr. Hartman's arrival.

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: 21-0506

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

NEW BUSINESS

NPH-1 SABAL POINTE (J037-009) (Quasi-Judicial)

Request by Constance Haire and Anthony and Vanessa Palma for approval of a final site plan proposing a residential subdivision consisting of 68 single-family lots with associated infrastructure and preserve areas, for a gross residential density of 2.31 units per acre. The 30.26-acre site is located approximately 2500 feet east of NE Savannah Rd at the end of the NE Cedar St. right of way. Included in this application is a request for a Certificate of Public Facilities Reservation.

Presented by: Matthew Stahley, Sr. Planner, Growth Management Department

Requested by: Morris A. Crady, AICP Lucido & Associates

Agenda Item: 21-0330

***For the Record:**

LPA: Ex parte communication disclosures: None; 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 a copy of his work history.

Mr. Stahley presented agenda item NPH-1, Sabal Pointe (J037-009). Included is this application is a request for a Certificate of Public Facilities Exemption.

Mr. Stahley noted that staff has reviewed the application and finds it in compliance with the applicable LDR's, as detailed within the staff report. The development application is consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR's. There is no unresolved land use, zoning or procedural requirements issues associated with this application and staff recommends approval.

APPLICANT: Mr. Morris A. Crady with Lucido and Associates, representing the Applicant. He provided required Notification to surrounding homeowners, NPH-1 Exhibit-2. Mr. Crady also provided a power point presentation of the project.

LPA Discussion/Comments:

Mr. Flanagan had questions regarding traffic coming out to savannah road and a traffic light. Mr. Crady noted that the primary access would be Cedar Street. Mr. Moir asked about a signal on Cedar Street. Mr. Crady replied that the school and the church prefer crossing guards at this time.

SCHOOL BOARD: Ms. Everman asked if the sidewalk on Cedar Street would be extended to go all the way to Savannah Road.

APPLICANT: Mr. Crady stated that yes it would be.

COUNTY: Ms. Storey noted for the public that there is a 3-minute limit on public comments.

PUBLIC:

Mr. Greg Braun of the Martin County Chapter of Florida Native Plant Society. Stated he appreciates working with the Growth Management Department staff and looks forward the working with the applicant to protect the scrub habitat community.

Mr. David Taylor of Jensen Beach a resident of Leilani Heights stated that he was the head of a committee for Leilani Heights working with Mr. Crady. They had an open house with detailed information and plans regarding the proposed project. The residents were very pleased with the buffering, joining of Utilities, drainage and the emergency exit.

Ms. Dana Pace of Jensen Beach had a couple questions regarding a barrier wall along the railroad and the noise. Traffic along Park Street. Also, wanted to know if the back-emergency exit will be used for anything other than an emergency.

Mr. Crady stated that they are not proposing a wall along the railroad tracks and the emergency exist is only going to be used as an emergency exit and controlled by the County.

Mr. Moir inquired about the revisions to the PAMP and Ms. Story noted that the new revised PAMP will be going to BCC meeting on March 23, 2021.

Mr. Moir, Mr. Foley, and Ms. Hall thanked the applicant for negotiating well with the residents.

MOTION: A Motion was made by Ms. Hall, to approve staff's recommendation **SECONDED** by Mr. Flanagan. The Motion **CARRIED 4-0**. Note: Vote was taken prior to Mr. Hartman's arrival.

NPH-2 COMPREHENSIVE PLAN AMENDMENT 21-03, CRA TEXT AMENDMENTS

Public hearing to consider amendments to Chapter 18, Community Redevelopment and other chapters as necessary to maintain consistency with the Comprehensive Growth Management Plan.

Requested by: Paul Schilling, Growth Management Department Director

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

Agenda Item: 21-0504

COUNTY: Ms. Szedlmayer presented NPH-2, Comprehensive Plan Amendment 21-03, CRA Text Amendments.

She explained that the proposed amendment to the text of Chapter 18, Chapter 4 and Chapter 2 of the Comprehensive Growth Management Plan are designed to achieve consistency between the chapters, improve the clarity of the text, and further advance the aim of having all CRA-specific policies available in one place. Superseded policies are removed, and small adjustments are made to improve readability. Staff recommends approval of the proposed amendments.

LPA Discussion/Comments:

LPA: Had a discussion on the boundaries of Marine Service areas and other changes.

PUBLIC: Marcela Camblor with FHF Holdings, spoke regarding Marine Service areas.

LPA: Moir stated that he is generally in favor but we need to be committed to no net loss when we say it and is concerned that the LDRs are not clearly delineated for those industrial uses within the CRA. He thinks there are times when industrial marine does not mix well with residential uses. We need to be really specific about what is permitted and what is not.

MOTION: A Motion was made by Mr. Hartman, to approve staff's recommendation

SECONDED by Mr. Flanagan. The Motion CARRIED 4-1 by the following vote:

Aye: Ms. Hall, Mr. Hartman, Mr. Foley and Mr. Flanagan

Nay: Mr. Moir

NPH-3 PUBLIC HEARING TO CONSIDER AMENDING DIVISIONS 1 THRU 7 OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS

Requested by: Susan Kores, Office of Community Development Manager

Presented by: Dana Little, Urban Design Director, Treasure Coast Regional Planning Council

Agenda Item: 21-0502

TCRPC: Mr. Little, Urban Design Director, and Jessica Cortor Seymour, Regional Planner, presented NPH-3, Revisions to Article 12, Redevelopment Code, LDRs.

Mr. Little reviewed the three main edits proposed to Article 12 Community Redevelopment Codes:

- The correction of misspellings, punctuation, grammar and wordsmithing to improve clarity.
- Re-Organization of text to make the code easier to use.
- Substantive changes. Most substantive charges are in Article 12, Division 1, LDRs.

STAFF: Recommends that the LPA:

Adopt a motion recommending that the Board of County Commissioners adopt the proposed amendments to Article 12, Division 1 through 7.

LPA Discussion/Comments:

LPA Members discussed the proposed amendments.

COUNY: Paul Schilling, Growth Management Director, stated that most of the issues can be worked out in pre-application meeting and communication with the neighbors.

PUBLIC: None

MOTION: A Motion was made by Mr. Flanagan, to approve staff's recommendation SECONDED by Ms. Hall. The Motion CARRIED unanimously 5-0.

COMMENTS

1. PUBLIC – None
2. STAFF – Paul Schilling noted there will be items for the LPA Meeting on March 18, 2021.
3. LPA – None

ADJOURN:

The Local Planning Agency March 4, 2021 meeting adjourned at 10:10 pm.

Respectfully Submitted:

Approved by:

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

William J. Flanagan, Vice Chair

Date Signed:

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