



**LOCAL PLANNING AGENCY  
MINUTES**

**January 21, 2021**

**COMMISSION CHAMBERS**

**2401 SE MONTEREY ROAD, 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

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**CALL TO ORDER**

Chairman Moir called the meeting to order at 7:01 pm. A quorum was present.

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

Not Present: School Board Liaison – Kimberly Everman.

Staff Present:

Senior Assistant County Attorney ..... Krista Storey  
Growth Management Director ..... Paul Schilling  
Senior Planner ..... Matthew Stahley  
Agency Recorder/Notary ..... Denise Johnston

**MINU APPROVAL OF MINUTES**

**MINU-1 DECEMBER 17, 2020**

The board was asked to approve the minutes from the December 17, 2020 LPA meeting.

**Agenda Item: 21-0278**

MOTION: A Motion was made by Ms. Hall, SECONDED by Mr. Foley to approve the minutes of the December 17, 2020 LPA Meeting. The Motion CARRIED 5-0

## **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: 21-0279**

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

## **DEPT DEPARTMENTAL**

### **DEPT- 1 ANNUAL ELECTION OF NEW OFFICERS**

The board is asked to elect a new Chairman and new Vice Chairman at the first meeting of each calendar year.

Requested by: Paul Schilling, Growth Management Director

Presented by: Paul Schilling, Growth Management Department Director

#### **Agenda Item: 21-0277**

#### **NOMINATIONS FOR CHAIRMAN AND VICE CHAIR:**

Mr. Flanagan made a MOTION to nominate Mr. Moir as Chairman. Mr. Moir accepted.

Mr. Foley SECONDED the motion CARRIED 5-0.

Mr. Moir made a MOTION to nominate Mr. Flanagan as Vice Chair. Mr. Flanagan accepted.

Mr. Foley SECONDED the Motion CAERRIED 5-0.

## **NEW BUSINESS**

### **NPH-1 BAKER ROAD REZONING (B129-001) (Quasi-Judicial)**

Request by Baker Rd., LLC for a zoning district change from the R-2, Single Family Residential District to RM-8, Medium Density Residential District, or the most appropriate zoning district. The approximate 0.55-acre undeveloped parcel is located at 322 NW Baker Road at the intersection of NW Charlie Green Drive and NW Baker Road in Stuart. Included is this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Deanna Freeman, Project Manager & Planner, Counterplan LLC

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

#### **Agenda Item: 19-0767**

**\*For the Record:**

LPA: Ex parte communication disclosures: Mr. Flanagan noted that he spoke to staff prior to 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.

Mr. Stahley presented NPH-1, Baker Road Rezoning (B129-001) the applicant's request for a zoning change from the R-2, Single Family Residential District to RM-8, Medium Density Residential District, or the most appropriate zoning district. Included in this application is a request for a Certificate of Public Facilities Exemption.

Mr. Stahley noted that staff has reviewed the application and recommends that the requested RM-8 Medium Density Residential District is an appropriate zoning district and complies with Land Development Regulations (LDR's) detailed within the staff report and staff recommends approval.

LPA Discussion/Comments:

Mr. Flanagan asked about the surrounding city zoning.

STAFF: Mr. Stahley displayed a city zoning map and addressed questions regarding surrounding zoning and density.

APPLICANT: Deanna Freeman with Counterplan, LLC representing the applicant, provided a slide presentation of the summary key issues. Ms. Freeman noted that there were no third-party objections to the rezoning request prior to the meeting. The return receipts for notices to surrounding property owners within 500 ft. was provided as NPH-1, Exhibit 2.

LPA: Mr. Foley asked if the reason for the RM-8 zoning was to for the multi-family duplexes.

APPLICANT: Ms. Freeman stated that RM-8 Zoning was needed for potential duplexes.

LPA: Mr. Moir asked if there were any duplexes in the area.

APPLICANT: Mr. Freeman addressed his questions.

APPLICANT: Mr. Antonio Perez noted that his proposed project would help with housing need in the area.

Public: None

MOTION: A Motion was made by Mr. Hartman, to approve staff's recommendation  
SECONDED by Ms. Hall The Motion CARRIED 4-1 by the following vote:

Aye: Mr. Hartman, Ms. Hall, Mr. Foley & Mr. Moir

Nay: Mr. Flanagan

## COMMENTS

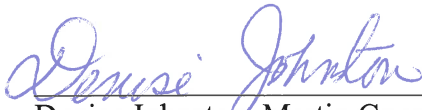
1. PUBLIC – None
2. STAFF – Paul Schilling indicated that the next LPA Meeting will be on February 18, 2021.
3. LPA – There was no further business.

## ADJOURN:

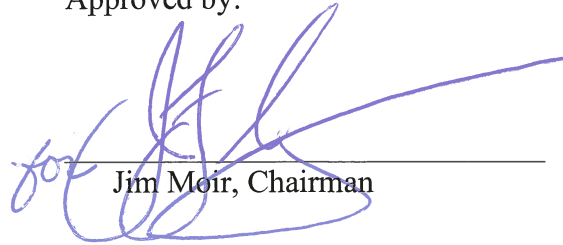
The Local Planning Agency January 21, 2021 meeting adjourned at 7:25 pm.

Respectfully Submitted:

Approved by:



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



Jim Moir, Chairman

2-18-2021

Date Signed:

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