



Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Cindy 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

Thursday, April 15, 2021

7:00 PM

Commission Chambers

CALL TO ORDER

Vice Chair William J. Flanagan called the meeting to order at 7: 02 pm. A quorum was present

ROLL CALL

Present: - William J. (Joe) Flanagan, Vice Chair
Ransom Reed Hartman
Donald Foley III

School Board Liaison – Kimberly Everman

Not Present: Mr. James Moir, Chair and Ms. Cindy Hall

Staff Present:

Senior Assistant County AttorneyKrista Storey
Growth Management DirectorPaul Schilling
Agency Recorder/NotaryDenise Johnston

MINU APPROVAL OF MINUTES

MINU-1 MARCH 4, 2021

The Board was asked to approve the minutes from the March 4, 2021 LPA meeting.

Agenda Item: 21-0514

MOTION: A Motion was made by Mr. Foley, SECONDED by Mr. Reed to approve the minutes of the March 4, 2021 LPA Meeting. The Motion CARRIED 3-0.

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: 21-0622

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

NEW BUSINESS

NPH-1 HIGHPOINTE PUD (C148-008) QUASI-JUDICIAL

Pulte Group -Request for a zoning district change from the current RE-2A Rural Estate District to the Planned Unit Development District (PUD) with a Certificate of Public Facilities Exemption, and a concurrent request for approval of the Highpointe Planned Unit Development Agreement, Master Site Plan and Phasing Plan with Deferral of Public Facilities Reservation. The Highpointe development consists of 284 single-family units located on 321 acres on the east side of SW Pratt-Whitney Road approximately one mile east of the SW Kanner Highway in Stuart.

Requested by: Daniel T. Sorrow, AICP, Cotleur and Hearing

Presented by: Peter Walden, AICP, Principal Planner, Growth Management Department

Agenda Item: 21-0648

***For the Record:**

LPA: Ex parte communication disclosures: Mr. Foley noted he had a zoom meeting with the representatives back in October and Mr. Flanagan stated that he had met with applicants prior to the meeting and google earthed it; Interveners- None

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

STAFF: Mr. Peter Walden provided NPH-1, Exhibit-1, a copy of the full agenda item, staff report, and a copy of his work history.

Mr. Walden presented NPH-1, a request for zoning district change with Public Facilities Exemption and Request for approval of Highpointe PUD Agreement, Master Site Plan and Phasing Plan.

STAFF: Mr. Walden stated that Growth Management Development Review division has reviewed the application and finds it in compliance with the applicable regulations.

APPLICANT: Mr. Daniel T. Sorrow with Cotleur and Hearing representing the applicant provided required Notification to surrounding homeowners, NPH-1 Exhibit-2. Mr. Sorrow also provided a power point presentation of the Project.

LPA Discussion/Comments:

LPA: Mr. Foley asked if there were any plans for a future traffic light at the entrance way off Pratt-Whitney Rd.

STAFF: Mr. Walden stated a traffic analysis was reviewed and studied by staff and that it did not warrant a traffic light at this time.

LPA: Mr. Flanagan noted that there is going to be a southbound acceleration lane.

LPA: Mr. Foley had questions for the traffic engineer regarding the criteria for a future signal.

Susan O'Rourke Traffic Engineer stated the accidents are evaluated in relationship to the intersection to determine if a signal is warranted.

SCHOOL BOARD: Ms. Everman asked about the access off Bulldog Way and if it would be gated.

APPLICANT: Mr. Sorrow Stated it would be gated and have low volumes of traffic and the majority of the traffic will be using Pratt-Whitney Rd.

SCHOOL BOARD: Ms. Everman asked if there would be a sidewalk along Bulldog Way.

APPLICANT: Mr. Sorrow noted that there is not currently a sidewalk.

LPA: Mr. Flanagan noted the sidewalk ends at Bulldog Way and will not continue down to the high school.

LPA: Mr. Flanagan asked Ms. Baldwin to explain the Operation 300 program.

PUBLIC: Tera Baldwin, President of Operation 300 explained to the Board members the background of their camping program for children of Veterans and Gold Star fathers. Ms. Baldwin thanked the Pulte Group and Christ Fellowship for the space to operate their programs that benefit families nationally as well as the local community.

MOTION: A Motion was made by Mr. Reed, to approve staff's recommendation SECONDED by Mr. Foley. The Motion CARRIED 3-0.

NPH-2 PUBLIC HEARING TO CONSIDER AMENDING DIVISION 2, STANDARD ZONING DISTRICTS, ARTICLE 3, ZONING DISTRICTS, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE.

Requested by: Paul Schilling, Growth Management Department Director

Presented by: Peter Walden, AICP, Principal Planner

Agenda Item: 21-0623

***For the Record:**

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

STAFF: Mr. Walden presented NPH-2 the Public Hearing to consider Amending Division2, Standard Zoning Districts, Article 3, Zoning Districts, Land Development Regulations, Martin County Code.

Mr. Walden noted this was discussed with Zoning Board of Adjustment Members and they were in favor of the proposed changes to the code. Mr. Walden asked the Board for a recommendation of approval and noted this is scheduled to go to the Board of County Commissioners on April 27, 2021.

LPA Discussion/Comments:

Mr. Foley asked staff if there are any legends in the Code.

STAFF: Mr. Schilling addressed his questions.

PUBLIC: Mr. Daniel Sorrow with Cotluer and Hearing stated that he was in favor of the proposed changes and said it would be good for the Martin County citizens.

MOTION: A Motion was made by Mr. Reed, to approve staff's recommendation SECONDED by Mr. Foley. The Motion CARRIED 3-0.

COMMENTS

1. PUBLIC – None
2. MEMBERS
3. STAFF- Mr. Schilling noted that the next LPA meeting will be May 6, 2021.

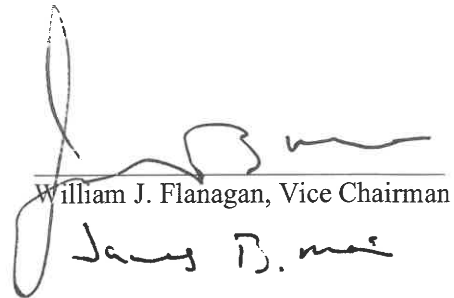
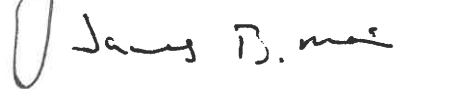
ADJOURN

The Local Planning Agency April 15, 2021 meeting adjourned at 7:58 pm.

Respectfully Submitted: Approved by:


Denise Johnston, Agency Recorder/Notary

6/3/2021
Date Signed:


William J. Flanagan, Vice Chairman


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