



LOCAL PLANNING AGENCY MINUTES

October 15, 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
Vice Chair Cindy Hall
William (Joe) Flanagan
Donald Foley III
Scott Watson

Not Present: School Board Liaison – Kimberly Everman.

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

Staff Present:

Senior Assistant County Attorney	Krista Storey
Growth Management Director	Paul Schilling
Principal Planner	Peter Walden
Agency Recorder/Notary	Denise Johnston

MINU APPROVAL OF MINUTES

MINU-1 SEPTEMBER 3, 2020

MINU-2 SEPTEMBER 17, 2020

The board was asked to approve the minutes from the September 3, 2020 and September 17, 2020 LPA meetings.

Agenda Item: 20-1094 and Agenda Item 20-1095

MOTION: A Motion was made by Ms. Hall, SECONDED by Mr. Flanagan to approve the minutes of the September 3, 2020 and September 17, 2020 LPA Meeting. The Motion CARRIED Unanimously 5-0.

OJP- 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: 20-1093

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

NEW BUSINESS

NPH-1 TCCC LOTS 4,5, AND TRACT 7 REZONING (T094-040) (Quasi-Judicial)

Request by Gazza South, LLC for a rezoning district change from LI, Limited Industrial District and R-3A Liberal Multi-Family District to GI, General Industrial District for Lots 4,5 and adjacent Tract 7 of the treasure Coast Commerce Center. The 3 parcels total approximately 5.53 acres. The subject property is undeveloped and located at the terminus of SW Commerce Way, west of Jack James Road in the Treasure Coast Commerce Center, a platted industrial subdivision between the Florida Turnpike and Interstate I-95 in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

Requested by: William J. Mathers, P.E. Mathers Engineering Corporation

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

Agenda Item: 20-1091

***For the record:**

LPA: Ex parte communication disclosures: Mr. Flanagan disclosed he had communications with David Hill.

There were no other ex parte communications and No Intervenors were present.

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

STAFF: Mr. Walden provided the staff's presentation to the Board.

Mr. Walden turned in the full agenda item and a copy of his work history as Exhibit 1.

LPA: Ms. Hall had questions regarding the public comment email from Mr. David Hill regarding permitted uses on the property and how close his property was to the applicants.

Staff: Mr. Walden addressed her questions and noted he did not have any communications with Mr. Hill regarding more intensive permitted uses.

Mr. Flanagan: Also discussed his communications with Mr. Hill regarding permitted uses under the current rezoning request.

APPLICANT: Bill Mathers with Mathers Engineering Corporation on behalf of Gazza South, LLC submitted the certificate of mailing notices as Exhibit 2. Mr. Mathers noted that after the rezoning the applicant will be uniting the three parcels into a single Unity of Title and would submit for a minor site plan application.

LPA: Mr. Moir had questions for the applicant regarding the need for 40ft. building and the GI zoning.

APPLICANT: Mr. Gazza with Gazza South, LLC discussed the need for a 40 ft. building to be able to complete manufacturing process of boats on site. The request for GI Zoning would be solely for height to be able to complete construction of projects on site. Mr. Gazza also noted they would be using premium and clean manufacturing products.

LPA: Mr. Moir had questions regarding the manufacturing materials and the process.

APPLICANT: Mr. Gazza addressed his questions.

LPA: Mr. Flanagan had concerns regarding property being sold after zoning change and another more intensive use such as a correctional facility being put on property.

STAFF: Mr. Walden noted that a correctional institute is something that is permitted in a General Industrial District. However, that it would require a considerable amount of land and is not practical for this property.

PUBLIC: John Johnston adjacent property owner. Had questions regarding the differences between the limited industrial and general industrial uses.

STAFF: Mr. Walden addressed the reasons for the need to rezone the property. He also noted that the reason they would need to go to General Industrial District is to allow the applicant to build a 40 ft. building.

COUNTY: Mr. Schilling noted for clarification that the LI Zoning district on the current the two lots in TCCC could by way of site plan approval authorize the proposed use. The rezoning request to GI is to allow for a 40 ft. building on the property.

MOTION: A motion was made by Mr. Flanagan, Seconded by Mr. Watson to accept staff's recommendation to approve. The motion CARRIED unanimously. 5-0.

COMMENTS

1. PUBLIC – Emailed received from Mr. David Hill – not in favor of the rezoning request.
2. STAFF – LPA Appointee to the affordable Housing Committee (AHC)
3. LPA – Mr. Moir stated that he would be happy to let someone else serve on the AHC committee.

MOTION: Moved by Mr. Moir to appoint Mr. Flanagan as the LPA representative to the Affordable Housing Committee. SECONDED – by Mr. Watson motion CARRIED Unanimously 5-0.

Mr. Flanagan stated he would be happy to serve and accepted.

Mr. Flanagan: Noted that three of the LPA members appointments are up November 2020.

COUNTY: Ms. Storey noted that the Board of County Commissioners will appoint LPA members at the November 17, 2020 organizational meeting.

STAFF: Mr. Schilling stated that since there are no items the November 5, 2020 LPA meeting, the November 5, 2020 LPA Meeting is cancelled. The next LPA meeting will be November 19, 2020.

LPA: Mr. Watson noted this would be his last LPA meeting. He enjoyed his time serving on the LPA Board and thanked his fellow members and staff.

ADJOURN:

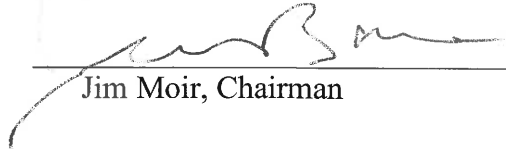
The Local Planning Agency October 15, 2020 meeting adjourned at 7:52 pm.

Respectfully Submitted:

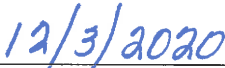
Approved by:



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



Jim Moir, Chairman



Date Signed:

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