



Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

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

Thursday, June 16, 2022

7:00 PM

Commission Chambers

CALL TO ORDER

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

ROLL CALL

Present:

Jim Moir, Chairman
William J. (Joe) Flanagan, Vice Chair
Cynthia Hall
School Board Liaison – Kimberly Everman.

Not Present: Reed Hartman
Donald Foley III

Staff Present:

Senior Assistant County AttorneyKrista Storey
Senior Assistant County AttorneyElysse Elder
Growth Management Director Paul Schilling
Comprehensive Planning Administrator.....Clyde Dulin
Senior Planner.....Daphne Schaub
Agency Recorder/Notary.....Denise Johnston

APPROVAL OF MINUTES

APRIL 7, 2022

The Board was asked to approve the minutes from April 7, 2022.

Agenda Item: 22-0888

MOTION: A Motion was made by: Mr. Flanagan, to approve the minutes of the April 7, 2022, Local Planning Agency meeting. The motion was **SECONDED** by: Ms. Hall. The Motion **CARRIED 3-0.**

NEW BUSINESS

NPH-1 – COMPREHENSIVE PLAN AMENDMENT 22-02, 95 RIVERSIDE PUD/PULTE I-95

Public hearing to consider a Future Land Use Map to assign Riverside PUD/Pulte I-95 future land use designation to change 12.33 acres from General Commercial to Commercial Office/Residential within the 24.98-acre Ninety-Five Riverside Planned Unit Development, located on the north side of SW Kanner Highway/SR 76, east of the I-95 interchange and accessed from SW Lost River Road.

Requested by: Todd Troxell, HJA Design Studio

Presented by: Daphne Schaub, Senior Planner, Growth Management Department

Agenda Item: 22-0889

***For the Record:**

STAFF: Ms. Schaub, Senior Planner, provided staff's presentation for NPH-1. Ms. Schaub stated that staff recommends approval of the proposed Future Land Use Map (FLUM) amendment change from General Commercial to Commercial Office Residential. Ms. Schaub noted in her analysis that Per Section 1-11 of the Comprehensive Plan criterion (a) and (b) have been met and all 13 out of 13 urban sprawl criteria have been met and discourages the proliferation of urban sprawl. It also complies with all 8 of the 8 criteria regarding the proliferation of Urban sprawl. The proposed land use is compatible with the River Glen Residential Condominium Community and will buffer the low-density single-family neighborhood to the north from the south and the General Commercial Development that is present there. The proposed future land use will serve as a transitional use separating more intensive commercial uses from residential development. The site permits in-fill development and the opportunity for further diversification of housing options. The subject property is located within the Primary Urban Service Boundary.

STAFF: Mr. Dulin noted that this is the first of two public hearings that will have to be held and a final decision and will not be rendered until a presentation at a public hearing and a vote by Board of County Commissioners (BCC) is taken. Mr. Dulin also noted that there will also need to be an amendment to the Planned Unit Development (PUD).

APPLICANT: Robert Raynes with Gunster Law, on behalf of the applicant provided the surrounding property notices NPH-1 Exhibit 1 and gave a slide presentation of the proposed Comprehensive Future Land Use Map Change.

LPA: Mr. Flanagan had a question for staff regarding the traffic report showing a decrease in traffic.

STAFF: Ms. Schaub noted that the maximum general commercial district use would generate more traffic than the COR district would on the undeveloped land.

STAFF: Ms. Schaub noted that both the current land use and the proposed land use change are both appropriate urban type uses for the site.

LPA: Mr. Moir had questions regarding the density between General Commercial (GC) and Commercial Office Residential (COR).

Staff: Mr. Dulin answered his questions.

COUNTY: Ms. Storey clarified for the public that the land use change application request stands alone, and that this is only for the land use change, no site plan approval can be approved, or future site plans discussed at this time.

APPLICANT: Mr. Raynes with Gunster Law, representing the applicant noted that COR land use allows for only 3 stories and the General Commercial designation allows for 4 stories and is a more intense land use designation and COR has impact on the environment. Mr. Raynes also noted that he agrees with staff's presentation and recommendation of approval.

LPA: Ms. Hall had questions for the applicant regarding the traffic impacts if nothing changes to the land use.

APPLICANT: Mr. Raynes discussed the uses in GC as being more intense than the COR uses. He also noted that any site plan coming forward would come back the LPA for review.

LPA: The members had further discussion regarding density for GC verses COR and traffic issues.

APPLICANT: Troxell, HJA Design Studio noted that GC has a minimum open space of 20% and COR has 40% open space and would allow less development and more open space. The current approved master plan for the 12.33-acre property has up to 158,000 sf of commercial uses allowed for the property.

LPA: Mr. Flanagan had a question regarding the number of stories within GC and COR.

APPLICANT: Mr. Troxell stated that GC allows 4 stories and 40ft height limits and COR allows 3 stories and 30 ft height limits and noted that COR would have less impacts.

PUBLIC: The following members from the public spoke regarding the traffic issues:

Ruth Frederick, 324 Lost River
Danny Duke, 731 SW River Bend Circle
Frank Frontiero, 312 SW Lost River
Alan Buchfuhrer, 348 SW Lost River
John Kazanjian, 395 SW Lost River

APPLICANT: Robert Raynes representing the applicant stated that the GC has a more intensive uses and that since there is an approved PUD on the property something will go there.

COUNTY: Ms. Storey noted that this is private property and the rights of private property owners to develop have been expanded by the State.

COUNTY: Ms. Storey asked staff if a potential date for the Board of County Commissioners adoption hearing been set.

STAFF: Mr. Dulin noted that a BCC meeting had not been set yet.

COUNTY: Ms. Storey stated that there will be additional notices sent to the surrounding property owners when the BCC date has been set.

STAFF: Paul Schilling, noted that this property is a PUD approved in the 80's and was intended to be high intensity commercial. The residential component came later.

LPA: The members had a discussion regarding the Lost River intersection traffic, the environment and protecting the river.

MOTION: A Motion was made by Ms. Hall, to approve staff's recommendation of approval of the FLUM amendment from General Commercial to Commercial Office Residential; The motion was SECONDED by: Mr. Flanagan. The motion was OPPOSED by: Mr. Flanagan.
The Motion **CARRIED 2-1.**

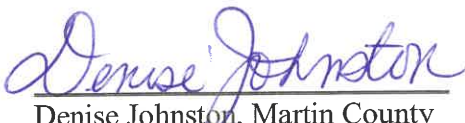
COMMENTS:

1. PUBLIC - None
2. STAFF - Paul Schilling noted there will be items for the July 7, 2022, LPA Meeting.
3. LPA – There was no further business.

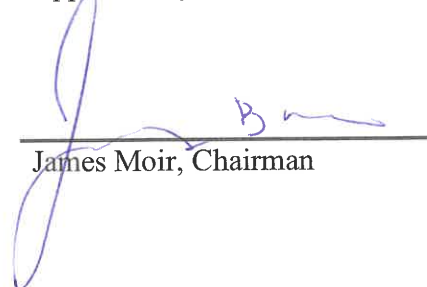
ADJOURN:

The Local Planning Agency meeting of June 16, 2022, meeting adjourned at 8:24 pm.

Respectfully Submitted:


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

Approved by:


James Moir, Chairman

9-15-2022

Date Signed

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