



ative Center

Martin County

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, August 4, 2022

7:00 PM

Commission Chambers

CALL TO ORDER

Vice Chair Joe Flanagan called the meeting to order at 7:01 pm. A quorum was present.

ROLL CALL

Present:

William J. (Joe) Flanagan, Vice Chair
Donald Foley III
Reed Hartman

Not Present: Jim Moir, Chairman

Cynthia Hall
Kimberly Everman - School Board Liaison

Staff Present:

Senior Assistant County AttorneyElysse Elder
Growth Management Director Paul Schilling
Deputy Growth Management Director.....Peter Walden
Comprehensive Administrator.....Clyde Dulin
Senior Planner.....Brian Elam
Agency Recorder/Notary.....Denise Johnston

MINU APPROVAL OF MINUTES

MINU-1, April 21, 2022

The Board asked to approve the minutes from April 21, 2022.

Agenda Item: 22-1084

MOTION: A Motion was made by Mr. Hartman, to approve the minutes of the April 21, 2022, Local Planning Agency meeting. The motion was SECONDED by Mr. Foley. The Motion CARRIED 3-0.

MINU APPROVAL OF MINUTES

MINU-1, May 5, 2022

The Board asked to approve the minutes from May 5, 2022.

Agenda Item: 22-1085

MOTION: A Motion was made by Mr. Foley to approve the minutes of the May 5, 2022, Local Planning Agency meeting. The motion was SECONDED by Mr. Hartman. The Motion CARRIED 3-0.

MINU APPROVAL OF MINUTES

MINU-1, June 2, 2022

The Board asked to approve the minutes from June 2, 2022.

Agenda Item: 22-1086

MOTION: A Motion was made by Mr. Foley to approve the minutes of the June 2, 2022, Local Planning Agency meeting. The motion was SECONDED by; Mr. Hartman. 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: 22-1087

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

NEW BUSINESS

NPH-1 -THREE LAKES REZONING (B115-006) (QUASI-JUDICIAL)

Three Lakes Golf Club LLC request for rezoning from the current A-2, Agricultural District and the A-1, Small Farms District to AG-20A, General Agricultural District or the most appropriate district for an approximate 1,218-acre undeveloped parcel. Included in this application is a request for a Certificate of Public Facilities Exemption. The subject site is located on both sides of South Kanner Highway, north of and adjacent to Bridge Road, and approximately one mile west of I-95 in Stuart.

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

Presented by: Peter Walden, AICP, Deputy Growth Management Director

Agenda Item: 22-1071

***For the Record:**

LPA: Ex parte communications disclosures: regarding NPH-1 item. No Interveners were present. All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

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

STAFF: Mr. Walden, provided staff's presentation for NPH-1. Mr. Walden stated that staff had reviewed the application and finds the application in compliance with applicable regulations and recommends approval.

LPA: Had no questions for staff.

APPLICANT: Morris Crady, representing the applicant provided the required surround property owner notices for NPH-1 Exhibit 2.

LPA: Had no questions for the applicant.

PUBLIC: The following people spoke regarding item NPH-1:

Roy Davis

Megan Davis

MOTION: A Motion was made by Mr. Hartman, to approve staff's recommendation of approval; **SECONDED** by Foley. The Motion **CARRIED** 3-0.

NPH-2- TRINIDAD AND 3 BAGELS REZONING (T146-002) (QUAS-JUDICIAL)

This is a request by Trinidad and 3 Bagels for a proposed amendment to the county zoning atlas for a residential district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district classification from A-2, Agricultural District to the AR-5A, Agricultural Ranchette District or the most appropriate zoning district. The approximate 25-acre parcel of land is located at 6155 SW Leighton Farm Avenue in Palm City. Included with this application is a Request for a Certificate of Facilities Exemption.

Requested by: Tyson Waters, Esq., Fox McCluskey Bush Robison, PLLC

Presented by: Brian Elam, Senior Planner, Growth Management Department

Agenda Item: 22-1072

***For the Record:**

LPA: Ex parte communications disclosures: Flanagan noted he did meet with staff on this item.

No Interveners were present. All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

STAFF: Mr. Elam, provided NPH-2, Exhibit-1 a copy of the agenda item, staff report and copy of his work history. Mr. Elam provided staff's presentation for NPH-2. Mr. Elam noted that staff recommends approving the request to rezone from A-2 Agricultural District to AR-5A, Agricultural Ranchette District.

Mr. Elam stated that he had received a letter from an adjacent landowner and that it was included in the LPA agenda packet.

LPA: No questions for staff.

APPLICANT: Tyson Waters, representing the applicant submitted the surrounding property owner notices as NPH-2 Exhibit B. Mr. Waters stated that he agrees with staff recommendation of approval.

LPA: Mr. Flanagan discussed the letter that was submitted from the adjacent landowner and had a brief discussion regarding the zoning and land use of the property.

PUBLIC: Kevin Kryzda representing Jacob Community Center, LLC, spoke with concerns regarding traffic, parking and the lighting on the current recreational facility.

LPA: The Board had a brief discussion on this item.

MOTION: A Motion was made by Mr. Foley to approve staff's recommendation of approval to rezone from A-2, Agricultural District to AR-5A, Agricultural Ranchette District; **SECONDED** by, Mr. Hartman. The Motion **CARRIED** 3-0.

NPH-3– FAULKNER-4585 NE OCEAN BLVD., REZONING (F112-003) (QUASI-JUDICIAL)

This is a request by 4585 NE Ocean Blvd., LLC for a proposed amendment to the county zoning atlas for a residential district designation (Section 3.2.E, LDR). The proposed amendment is to change the existing zoning district classification from HR-2A, Multiple-Family Dwelling District to RS-6, Medium Density Residential District or the most appropriate zoning district. The approximate 1.37-acre parcel is located at 4585 NE Ocean Boulevard, Hutchinson Island. Included with this application is a Request for a Certificate of Public Facilities Exemption.

Requested by: Bradley J. Currie, AICP, Engineering Design & Construction, Inc.

Presented by: Brian Elam, Senior Planner, Growth Management Department

Agenda Item: 22-1073

***For the Record:**

LPA: Ex parte communications disclosures: none regarding NPH-3 item. No Interveners were present. All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

STAFF: Mr. Elam, provided NPH-3, Exhibit-1 a copy of the agenda item, staff report and copy of his work history.

STAFF: Mr. Elam, provided staff's presentation for NPH-3. Mr. Elam stated that the staff has reviewed the petition for rezoning of property to the appropriate zoning district designation and has determined that the submitted petition has been reviewed and is consistent with the procedural requirements of Article 10 and is in compliance with the provisions of Article 3. The application is in order and qualifies for an action of approval.

Mr. Elam noted for the record that the sign posting for the project was provided in a timely manner, however, the one that was uploaded into the agenda item was incorrect. The correct sign notification was provided to the Board.

LPA: No questions.

APPLICANT: Mr. Toro with Engineering Design & Construction, Inc., representing the applicant provided the surrounding property owners notices as NPH-3 Exhibit-2.

PUBLIC: None.

MOTION: A Motion was made by Mr. Hartman, to approve staff's recommendation to rezone from HR-2A, Multi-Family Dwelling District to RS-6, Medium Density Residential District; **SECONDED** by Mr. Foley. The Motion **CARRIED 3-0**.

NPH-4- PALM PIKE LOT 5 PH IV MAJOR FINAL SITE PLAN (P175-005) (QUASI-JUDICIAL)

Palm Pike Crossing Lot 5 Phase IV Major Final Site Plan. Palm Pike Crossing, LLC request final site plan approval for the development of a 120,600 sq. ft. three story residential storage building and the associated infrastructure on an approximate 4.2 acre undeveloped parcel. Included is a request for a Certificate of Public Facilities Reservation. Located at the SW Corner SW Martin Highway and SW High Meadow Avenue in Palm City.

Requested by: Brandon Ulmer, Thomas Engineering Group, LLC
Presented by: Peter Walden, Deputy Director, Growth Management Department

Agenda Item: 22-1074

***For the Record:**

LPA: Ex parte communications disclosures: regarding NPH-4 item. No Interveners were present. All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

STAFF: Mr. Walden, provided NPH-4, Exhibit-1 a copy of the agenda item, staff report and copy of his work history.

STAFF: Mr. Walden, provided staff's presentation for NPH-4. Mr. Walden stated that staff have found the application to be in compliance with all applicable regulations and staff recommends approval.

LPA: Mr. foley asked staff if a traffic study had been done.

Mr. Walden stated that that a traffic study had been provided and was a comply.

APPLICANT: Mr. Brandon Ulmer, representing the applicant provided the surrounding property owners notices as NPH-4 Exhibit-2. Mr. Ulmer stated he agrees with staff's recommendation of approval.

PUBLIC: None.

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

NPH-5– PORT COVE PUS (B006-008) (QUASI-JUDICIAL)

Oksjn Jensen, LLC request for Planned Unit Development (PUD) zoning including a Master/Final site plan for the development of 29 residential townhomes and the associated infrastructure on an approximate 4.84-acre undeveloped site resulting in a residential density of 6.99 units per acre. The parcel is currently included within the Beacon 21 PUD. If the request is approved, the parcel would be removed from the Beacon 21 PUD and subject to the proposed Port Cove Planned Unit Development Zoning Agreement. Included is a request for a Certificate of Public Facilities Reservation. Location The subject site is located on the south side of NE Dixie Highway approximately 1/2 mile west of the roundabout of NE Dixie Highway and NE Palmer Street in Rio.

Requested by: Brian Terry, Insite Studio, Inc.

Presented by: Peter Walden, Deputy Director, Growth Management Department

Agenda Item: 22-1080

***For the Record:**

The Applicant requested this item be postponed to a date uncertain. The applicant will notice the rescheduled public hearing as required by Section 10.6., Land Development Regulations, Martin County Code.

NPH-6– COMPREHENSIVE PLAN AMENDMENT 21-04, FIND

Public hearing to consider a comprehensive plan amendment to the Future Land Use Map (FLUM) changing ±51.2 acres from Institutional Conservation to Residential Estate Density and 3.16 acres from Institutional Conservation to Institutional General, leaving ±8.62 acres of Institutional Conservation within a ±62.98-acre parcel. The ±51.2 acres are proposed for transfer from FIND to Loblolly (LCSC).

Requested by: Doug Fitzwater, Lucido & Associates.

Presented by: Clyde Dulin, Comprehensive Administrator, Growth Management Department

Agenda Item: 22-1066

STAFF: Mr. Dulin gave a presentation of NPH-6 and recommended approval of Comprehensive Plan Amendment 21-04, FIND.

APPLICANT: Mr. Crady, representing the applicant gave presentation and agreed with staff's recommendation of approval.

LPA: No Questions.

PUBLIC: Jeff Whitman, Hobe Sound, spoke regarding gopher tortoises and environmental sensitive lands.

COUNTY: Paul Schilling, Growth Management Director noted that FIND projects are federal projects and not subject to County guidelines.

MOTION: A Motion was made by Mr. Foley, to approve staff's recommendation of approval for Land Use Amendment 21-04; **SECONDED** by Mr. Hartman. The Motion **CARRIED** 3-0.

NPH-7– FIND REZOING (QUASI-JUDICIAL)

This application is a request for a zoning district change from A-1A, Agricultural to RE-1/2A, Residential Estate, on 51.2 acres. Furthermore, 3.16 acres will be changing to PS-2, Public Service District, and ±8.62 acres will be changing to PC, Public Conservation, on a ±62.98-acre parcel located on S.E. Gomez Avenue.

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

Presented by: Clyde Dulin, Comprehensive Administrator, Growth Management Department

Agenda Item: 22-1082

***For the Record:**

LPA: Ex parte communications disclosures: regarding NPH-7 item. No Interveners were present. All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

STAFF: Mr. Dulin, provided NPH-7, Exhibit 1 a copy of the agenda item, staff report and copy of his work history.

STAFF: Mr. Dulin, provided staff's presentation for NPH-7. Staff recommended approval.

APPLICANT: Mr. Crady, representing the applicant noted for the record that the notices were presented for the record with Comprehensive Plan amendment 21-04 earlier.

LPA: No questions.

PUBLIC: None.

MOTION: A Motion was made by Mr. Hartman, to approve staff's recommendation of approval; **SECONDED** by Mr. Foley. The Motion **CARRIED** 3-0.

NPH-8– COMPREHENSIVE PLAN AMENDMENT 21-05, LCSC

The request is for a comprehensive plan amendment to the Future Land Use Map (FLUM) to change ±51.79 acres from Residential Estate Density to ±14.70 acres Institutional General and ±37.09 acres Institutional Conservation. All of this land is proposed to change ownership from LCSC to FIND.

Requested by: Doug Fitzwater, Lucido & Associates.

Presented by: Clyde Dulin, Comprehensive Administrator, Growth Management Department

Agenda Item: 22-1069

***For the Record:**

STAFF: Mr. Dulin, provided staff's presentation for NPH-8. Staff recommended approval.

LPA: No questions.

APPLICANT: Mr. Crady, representing the applicant, noted that the surrounding property notices have been turned in for the record and agrees with staff's recommendation of approval.

PUBLIC: None.

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

NPH-9- LCSC REZONING (QUASI-JUDICIAL)

This application is a request for a zoning district change from IZ, Interim Zoning, A-1A, Agricultural, and E-1, Estates and Suburban Homes District, to PS-2, Public Service District, and PC, Public Conservation District, on a 51.79-acre parcel located on S.E. Gomez Avenue.

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

Presented by: Clyde Dulin, Comprehensive Administrator, Growth Management Department

Agenda Item: 22-1083

For the Record:

LPA: Ex parte communications disclosures: regarding NPH-9 item. No Interveners were present. All staff and individuals speaking on this matter were sworn in by the LPA Notary/Recorder.

STAFF: Mr. Dulin, provided NPH-9, Exhibit 1 a copy of the agenda item, staff report and copy of his work history. Mr. Dulin provided staff's presentation for NPH-9.

Mr. Dulin also noted for the record that the agenda summary differs from the staff report noting that the correct zoning change is from IZ, Interim Zoning, and E-1 Estates and Suburban Homes District, to PS-2, Public Service District and PC Public Conservation.

LPA: No questions.

APPLICANT: Mr. Crady, representing the applicant stated that he agrees with staff's recommendation of approval and thanked Mr. Dulin for all his work on the application.

PUBLIC: None.

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

COMMENTS:

1. PUBLIC - None
2. STAFF - Paul Schilling noted that there will be items for September 1, 2022, LPA Meeting.
3. LPA – Had a brief discussion regarding COR (Commercial Office Residential) zoning.

ADJOURN:

The Local Planning Agency meeting of August 4, 2022, meeting adjourned at 8:19 pm.

Respectfully Submitted:

Approved by:



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



William J. Flanagan, Vice Chair

11/3/2022
Date Signed

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