



**Martin County  
Local Planning Agency  
Agenda - FINAL AGENDA**

Administrative Center  
2401 SE Monterey Road  
Stuart, FL 34996

Cynthia 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, 12/2022

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**Thursday, April 7, 2022**

**7:00 PM**

**Commission Chambers**

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**CALL TO ORDER**

**ROLL CALL**

**MINU APPROVAL OF MINUTES**

**MINU-2 FEBRUARY 3, 2022**

The Board is asked to approve the minutes from February 3, 2022

Agenda Item: [22-0612](#)

**QJP QUASI-JUDICIAL PROCEDURES**

**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: [22-0614](#)

**NEW NEW BUSINESS**

**NPH-1 DISCOVERY PUD ZONING AGREEMENT AND MASTER SITE PLAN  
(H123-022) (QUASI-JUDICIAL)**

Becker B-14 Grove, Ltd. and Hobe Sound Equestrian LLC request for PUD Zoning and Master Site Plan approval for the development of 317 residential lots, an 18 hole golf course, golf and recreation club and polo facilities and the associated infrastructure on a previously developed approximate 1,530 acre site located on the north side of SE Bridge Road Approximately 1 mile east of the I-95 interchange in Hobe Sound. Included is a request for a Deferral of Public Facilities Reservation.

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

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

Agenda Item: [22-0706](#)

## **NPH-2 COMPREHENSIVE PLAN AMENDMENT 21-15 WEST JENSEN**

Public hearing to consider a Future Land Use Map of 25.9 acres on a 40.47 acre parcel from General Commercial and Industrial to Medium Density Residential (allowing 8 units per acre), and 0.55 acres from Industrial to General Commercial, is located on N.W. Goldenrod Road, east of the US-1, in Jensen Beach.

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

Presented by: Glenn Rosado, Planner, Growth Management Department

Agenda Item: [22-0672](#)

## **NPH-3 COMPREHENSIVE PLAN AMENDMENT 22-01, WILLIS CUSTOM YACHTS**

Public hearing to consider a Future Land Use Map to assign the Marine Waterfront Commercial (Commercial Waterfront) future land use designation to abandoned rights of way on 2.065 acres of ±66.2 acres located on the north and south sides of the St. Lucie Canal and accessed from SW Jack James Drive and SW Swallowtail Way.

Requested by: Matthew Barnes, AICP, WGI, Inc.

Presented by: Glen Rosado, Planner, Growth Management Department

Agenda Item: [22-0617](#)

## **NPH-4 WILLIS CUSTOM YACHTS REZONING (QUASI-JUDICIAL)**

Application for re-zoning from LI (Limited Industrial District) to GI (General Industrial District) or the most appropriate zoning on a ±6.85-acre portion of a ±28.9-acre parcel at the intersection of SW Blue Water Way and SW Jack James Dr., regarding Comprehensive Plan Amendment 22-01, Willis Custom Yachts.

Requested by: Matthew Barnes, AICP, WGI, Inc.

Presented by: Glen Rosado, Planner, Growth Management Department

Agenda Item: [22-0618](#)

## **COMMENTS**

1. PUBLIC
2. MEMBERS
3. STAFF

## **ADJOURN**

## **ADA**

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