



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

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Jared Engskow, District 1, 11/2028
Thomas Campenni, Chairman, District 2, 11/2026
Howard L. Brown, District 3, 11/2028
James Moir, Vice Chairman, District 4, 11/2026
Rick Hartman, District 5, 11/2028
Juan Lameda, School Board Liaison, 12/2025

Thursday, April 3, 2025

7:00 PM

Commission Chambers

CALL TO ORDER

ROLL CALL

MINU APPROVAL OF MINUTES

MINU-1 FEBRUARY 20, 2025

The Board is asked to approve the minutes from February 20, 2025.

Agenda Item: [25-0753](#)

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: [25-0752](#)

NEW NEW BUSINESS

**NPH-1 COMPREHENSIVE PLAN AMENDMENT 24-25 CORAL GARDENS
VAC STATION FLUM**

Request to consider a comprehensive plan amendment to the Future Land Use Map (FLUM) changing the future land use from Institutional-Recreation to Institutional-General. The subject property is a ±4.2-acre property located South of SE Pomeroy Street on the northeast corner of SE Willoughby Boulevard and SE Coral Lakes Way.

Requested by: Leo Repetti, Technical Services Administrator, Utilities and Solid Waste Department

Presented by: Amy Offenbach, Planner, Growth Management

Agenda Item: [25-0661](#)

NPH-2 CORAL GARDENS VAC STATION REZONING (QUASI-JUDICIAL)

This is a request by the Martin County Utilities Department for a change to the County Zoning Atlas from the current PR, Public Recreation District, to the proposed PS-1, Public Service District, or the most appropriate zoning district on approximately ±4.2 acres located south of SE Pomeroy Street on the northeast corner of SE Willoughby Boulevard and SE Coral Lakes Way. This application is in conjunction with CPA 24-25 Coral Gardens Vac Station FLUM amendment.

Requested by: Leo Repetti, Technical Services Administrator, Utilities and Solid Waste Department

Presented by: Amy Offenbach, Planner, Growth Management Department

Agenda Item: [25-0662](#)

NPH-3 COMPREHENSIVE PLAN AMENDMENT 24-26, RURAL LIFESTYLE - TEXT

This is a legislative public hearing to consider CPA-24-26 Rural Lifestyle, a text amendment to the Martin County Comprehensive Growth Management Plan. This proposed text amendment to change the Rural Lifestyle future land use designation is not site specific and was initiated by the Martin County Board of County Commissioners (BOCC).

Requested by: Paul Schilling, Growth Management Department Director

Presented by: Clyde Dulin, Comprehensive Planning Administrator

Agenda Item: [25-0669](#)

COMMENTS

1. PUBLIC
2. MEMBERS
3. STAFF

ADJOURN

ADA

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