



Martin County
Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

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
Julie Sessa, School Board Liaison

Thursday, Nov. 20, 2025

7:00 PM

Commission Chambers

CALL TO ORDER

Mr. Campenni, Chair, called the meeting to order at 7:00 pm. A quorum was present.

ROLL CALL

LPA Present:

Thomas Campenni, Chair
Howard L. Brown
Rick Hartman
Julie Sessa – School Board Liaison

LPA Absent:

James Moir, Vice Chair
Jared Engskow

Staff Present:

Elysse Elder, County Attorney
Paul Schilling, Growth Management Director
Peter Walden, Deputy Growth Management Director
John Sinnott, Principal Planner, Growth Management
Brian Elam, Principal Planner, Growth Management
Rebecca Dima, Agency Recorder/Notary

MINU

APPROVAL OF MINUTES - None

QJP

QUASI-JUDICIAL PROCEDURES

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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: 26-0296

NEW

NEW BUSINESS

NPH-1

MARTIN COMMERCE PARK ZONING AGREEMENT AND MASTER SITE PLAN (M164-010) (QUASI-JUDICIAL)

This is a request by Lucido & Associates on behalf of Martin Commerce Park, LLC for rezoning approval to Planned Unit Development (PUD) through a PUD Zoning Agreement for the Martin Commerce Park Project including a Master Site Plan and Phasing Plan. The master site plan includes five (5) phases with a maximum proposed building floor area of 1,100,000 square feet and includes areas for trailer parking and outdoor storage. The property is approximately 167.18 acres and is located east and adjacent to 1-95 and south of SW Martin Highway approximately 0.10 mile south of the intersection of SW Martin Highway and SW Martingale Drive. Included with this application is an affidavit deferring adequate public facilities reservation.

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

Presented by: Brian Elam, PMP, Principal Planner, Growth Management Department

Agenda Item: 26-0227

***For the Record:**

LPA: Ex-parte communication disclosures: Mr. Campenni has spoken with the Applicant. Mr. Hartman and Dr. Brown have none.

Intervenor(s) present: None.

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

STAFF: Mr. Elam presented, and his work history has been turned in.

LPA: Mr. Hartman asked when the proposed traffic light will go in.

STAFF: Mr. Elam stated that the Applicant can better answer that.

APPLICANT: Mr. Crady presented for the Applicant and turned in the notices to the surrounding property owners.

LPA: Mr. Campenni asked how big the site is that will have the firehouse.

APPLICANT: Mr. Crady stated it is approximately 6-7 acres.

APPLICANT: Mr. Crady continued his presentation and went over changes in setbacks between buildings as proposed.

LPA: Mr. Hartman stated that he feels having the traffic light near Stuart West be active in the morning and evening traffic rushes would be a benefit.

APPLICANT: Stephanie Guerra, the Traffic Engineer for Kimley-Horn explained the plans for the traffic lights activity.

LPA: Mr. Campenni asked why the Applicant wants the 40' height.

APPLICANT: Mr. Crady said that the industry standard right now seems to be 40' and is critical to tenants.

APPLICANT: Rick Morton with Ashley Capitol was sworn in and further explained their reasoning for the 40' height request, including the requirements the tenants will be asking for.

LPA: Mr. Campenni asked Staff why the County does not change the height requirement code to be 40' for all.

STAFF: Mr. Walden stated that the codes were recently changed and there are some PUDs that do have the 40'; it could be brought up to the Board of County Commissioners to review if requested.

LPA: Mr. Campenni asked where the fill from the Lakes will be moved to.

APPLICANT: Mr. Crady said it will remain on site.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Hartman to approve staff's recommendation of approval; SECONDED by Dr. Brown. The Motion CARRIED 3 - 0 with Mr. Moir & Mr. Engskow absent.

COMMENTS:

PUBLIC: None

STAFF: Mr. Schilling polled the Members regarding their attendance at the upcoming Dec. 4th meeting.

LPA: All members present stated they would be in attendance.

ADJOURN:

The Local Planning Agency meeting of November 20, 2025, adjourned at 7:23 pm.

Respectfully Submitted:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

Approved by:

Thomas Campenni, Chair

Date: _____