



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, Feb. 19, 2026

7:00 PM

Commission Chambers

Call To Order

Mr. Moir, Vice Chair, called the meeting to order at 7:01 pm. A quorum was present.

Roll Call

LPA Present:

Howard L. Brown
James Moir, Vice Chair
Rick Hartman
Julie Sessa – School Board Liaison

LPA Absent:

Thomas Campenni, Chair
Jared Engskow

Staff Present:

Elysse Elder, County Attorney
Sebastian Fox, Sr. Assistant County Attorney
Paul Schilling, Growth Management Director
John Sinnott, Principal Planner, Growth Management
Michael Grzelka, P.E., County Engineer, Public Works Department
Rebecca Dima, Agency Recorder/Notary

Approval of Minutes - No Minutes for Approval

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: 26-0556

New Business

NPH-1 - LDR 25-04 ARTICLE 11, PLANNED MIXED-USE VILLAGE EXCAVATION STANDARDS

This is a request by Gunster, Yoakley & Stewart, P.A., on behalf of Mattamy Palm Beach LLC for approval of an amendment to Division 6, Site Development Standards, Article 11, Planned Mixed-Use Village, Land Development Regulations, Martin County Code, to add excavation standards for projects within the Planned Mixed-Use Village Zoning District.

Requested by: Robert S Raynes Jr, Esq., Gunster, Yoakley & Stewart, P.A.

Presented by: John Sinnott, Principal Planner

Agenda Item: 26-0557

Staff: Mr. Sinnott presented; a copy of his work history is on file with the clerk.

LPA: Mr. Moir asked what the standard dredging depth is for a Non-PMUV (Planned Mixed Use Village) in the County.

Staff: Mr. Sinnott stated that a standard excavation is 20' and that Article 4 does have a provision that would allow a mine to be 40'.

LPA: Mr. Moir asked Mr. Sinnott to confirm that the same testing requirements will apply.

Staff: Mr. Sinnott said yes.

LPA: Mr. Moir asked Mr. Sinnott to confirm that this proposal applies exclusively to Newfield.

Staff: Mr. Sinnott said yes.

LPA: Mr. Moir also noted that setbacks changes are included as well.

Staff: Mr. Sinnott said, yes that is correct.

Applicant: Christen Spake presented for the Applicant.

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. Campenni and Mr. Engskow absent.

Comments:

Public: None.

Staff: Mr. Schilling let the Board Members know that there are items on the agenda for March 5, 2026, and stated that he would appreciate the Boards attendance and the importance of letting Staff know whether they can attend meetings in a timely manner.

LPA: Dr. Brown will be unable to attend on March 5th. Mr. Hartman and Moir should both be in attendance.

Adjourn:

The Local Planning Agency meeting of 2/19/26, adjourned at 7:11 pm.

Respectfully Submitted by:



**Rebecca Dima, Martin County
Growth Management Department
Agency Recorder/Notary**

Approved by:



Thomas Campenni, Chairman

Dated: 4/16/2026