



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
Julie Sessa, School Board Liaison

Thursday, November 6, 2025

7:00 PM

Commission Chambers

CALL TO ORDER

ROLL CALL

MINU APPROVAL OF MINUTES - NONE

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: [26-0073](#)

NEW NEW BUSINESS

NPH-1 COMPREHENSIVE PLAN AMENDMENT 21-11, WATERSIDE TEXT

This is a request by Kanner/96th St. Investments, LLC and South Florida Gateway Industrial, LLC for various amendments to Chapter 1, Preamble, Chapter 2, Overall Goals and Definitions, Chapter 4, Future Land Use Element, and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan of the Martin County Comprehensive Growth Management Plan.

The proposed text amendments can be sorted into three distinct categories: 1) expansion of the Primary Urban Service District over 646 acres and a concurrent removal of a Freestanding Urban Service District, 2) site-specific text amendments for the property that is the subject of a Future Land Use Map (FLUM) amendment known as CPA 21-12, Waterside FLUM, and 3) amendments to the residential capacity methodology found in various chapters of the Comprehensive Plan.

Requested by: Morris Crady, AICP, Lucido & Associates

Presented by: Jenna Knobbe, Senior Planner, Growth Management

Agenda Item: [26-0137](#)

NPH-2 COMPREHENSIVE PLAN AMENDMENT 21-12, WATERSIDE FLUM

This is a request by Kanner/96th St. Investments, LLC and South Florida Gateway Industrial, LLC for an amendment to the Future Land Use Map, to consider transmittal of a change to the Future Land Use Map on parcels of land consisting of approximately 396 acres from Agricultural to Low Density Residential. The property is located west of both Interstate 95 and SW Kanner Highway and south of SW 96th Street.

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

Presented by: Jenna Knobbe, Senior Planner, Growth Management Department

Agenda Item: [26-0136](#)

COMMENTS

1. PUBLIC
2. MEMBERS
3. STAFF

ADJOURN

ADA

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