



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

Local Planning Agency Meeting Minutes

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, April 16, 2026 7:00 PM

Commission Chambers

Call to Order

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

Roll Call

Present:

Thomas Campenni, Chair
James Moir, Vice Chair
Howard L. Brown

Not Present:

Jared Engskow
Rick Hartman
Julie Sessa – School Board Liaison

Staff Present:

Elysse Elder, County Attorney
Paul Schilling, Growth Management Director
Peter Walden, Growth Management Deputy Director
Luis Aguilar, Principal Planner, Growth Management
Natalie Sapia-Gazzaneo, Agency Recorder/Notary

Approval of Minutes

MINU-1 February 5, 2026

The Board is asked to approve the minutes from February 5,2026.

Agenda Item: 26-0733

Motion: A Motion of approval was made by Jim Moir; SECONDED by Howard Brown. The Motion CARRIED 3-0 with 2 absent (Jared Engskow and Rick Hartman).

MINU-2 February 19, 2026

The Board is asked to approve the minutes from February 19,2026.

Agenda Item: 26-0734

Motion: A Motion of approval was made by Jim Moir; SECONDED by Howard Brown. The Motion CARRIED 3-0 with 2 absent (Jared Engskow and Rick Hartman).

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: 26-0737

New Business

NPH-1

PALM PIKE CROSSING LOT 5 REVISED FINAL SITE PLAN (P175-012) (QUASI-JUDICIAL)

This is a request by Cotleur & Hearing on behalf of Bradford Trading Partners, LLC, for approval to revise the existing major master site plan of Palm Pike Crossing to expand lot 5 and final site plan approval for the construction of a three-story, 105-unit hotel, totaling 62,877 square feet and the associated infrastructure. The subject site is located at the south side of SW Martin Highway and west of SW High Meadow Avenue in Palm City. Included is a request for a Certificate of Public Facilities Reservation.

Requested by: Bradford Trading Partners, LLC
Presented by: Luis Aguilar, Principal Planner

Agenda Item: 26-0732

***For the Record:**

LPA: Ex-parte communication disclosures: Thomas Campenni stated he greeted the applicant in the hallway as the owner is a known individual to him.

Intervenor(s) present: None.

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

Staff:

Luis Aguilar gave the staff presentation. Staff recommends approval. Mr. Aguilar's work history is on file with the Clerk.

LPA:

Jim Moir asked what is the alternative compliance for the façade?

Staff:

Peter Walden responded that 40 percent fenestration is required on the first floor of the primary façade, and the building came in slightly less than that.

Applicant:

Phoebe Prentner of Cotleur & Hearing entered into the record the mailing notice affidavit confirming that all compliance was met and gave the applicant presentation.

Raj Patel, the owner, introduced himself and spoke about his intent with the project

LPA:

Jim Moir asked for clarification regarding the access road.

Applicant:

Leah Heinzelmann of Cotleur & Hearing responded that there is access from the other parcels within the development, however the hotel will have its own access from that ring road.

LPA:

Jim Moir commented that the location is ideal for anyone coming through Martin County.

Thomas Campenni stated that there are 105 rooms and asked if the parking required was exceeded.

Applicant:

Leah Heinzelmann responded that they are above the parking requirement.

Staff:

Peter Walden answered that the project is slightly above the required parking – within the 10 percent threshold that is required for code.

LPA:

Jim Moir advised that trailer parking may be useful.

Public: The following people spoke regarding this item:

Pinal Gandhi-Savdas, CRA director for the City of Stuart, spoke in support of the project

Motion: A Motion was made by Jim Moir to approve staff's recommendation of approval; Seconded by Howard Brown. The Motion Carried 3-0, with 2 absent (Jared Engskow and Rick Hartman).

Comments:

Public: None

Staff:

Paul Schilling asked the board regarding their availability for the next scheduled meeting on May 7, 2026.


LPA:

All members present stated they were available for the next meeting.

Adjourn:

The Local Planning Agency meeting of April 16, 2026, adjourned at 7:23pm.

Respectfully Submitted by:



**Natalie Sapia Gazzaneo, Martin County
Growth Management Department
Agency Recorder/Notary**

Approved by:



Thomas Campenni, Chairman

Dated: 5/21/2026