



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

Local Planning Agency Meeting Minutes

Jo Neeson, 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, May 21, 2026

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

Present:

Jo Neeson
Thomas Campenni, Chair
James Moir, Vice Chair
Rick Hartman
Howard L. Brown

Not Present:

Julie Sessa – School Board Liaison

Staff Present:

Sebastian Fox, Sr. Assistant County Attorney
Paul Schilling, Growth Management Director
Clyde Dulin, Comprehensive Planning Administrator
Jenna Knobbe, Senior Planner, Growth Management
Rebecca Dima, Agency Recorder/Notary

Approval of Minutes

MINU-1 MARCH 5, 2026

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

Agenda Item: 26-0736

Motion: A Motion of approval was made by Mr. Moir; SECONDED by Mr. Hartman. The Motion CARRIED 5 - 0.

MINU-2 MARCH 19, 2026

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

Agenda Item: 26-0913

Motion: A Motion of approval was made by Mr. Moir; SECONDED by Mr. Hartman. The Motion CARRIED 5 - 0.

MINU-1 APRIL 16, 2026

The Board is asked to approve the minutes from APRIL 16, 2026.

Agenda Item: 26-0914

Motion: A Motion of approval was made by Mr. Moir; SECONDED by Mr. Hartman. The Motion CARRIED 5 - 0.

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: 26-0912

New Business

PH-1 CPA 25-03 P3 PUBLIC FACILITY WITH CLINIC FLUM

This is a request initiated by the Board of County Commissioners (Resolution 25-10.30) to amend the Future Land Use on a 2.66-acre piece of property from Institutional-General to Commercial Office/Residential (COR).

Requested by: Martin County Board of County Commissioners

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

Agenda Item: 26-0873

***For the Record:**

Staff: Ms. Knobbe presented. Ms. Knobbe stated that 3 of the 4 criteria have been met to make a positive finding for this request.

LPA: Mr. Campenni asked which criteria was not met.

Staff: Ms. Knobbe explained that the designation was not correcting an inappropriate designation.

LPA: Mr. Moir asked why the clinic does not fall under the current FLUM (Future Land Use Map).

Staff: Mr. Schilling stated that COR (Commercial Office/Residential) allows a variety of uses which include Public and medical uses as well as private doctor's offices.

LPA: Mr. Moir asked if the County will retain ownership of the property.

Staff: Mr. Dulin said yes and explained that the Institutional land use designation is intended for Public facilities therefore if there is a private component, such as a for-profit medical practice also on site, then it does not meet the institutional criteria, however, the Commercial Office/Residential (COR) allows for both.

LPA: Mr. Campenni asked Mr. Dulin to explain "COR".

Staff: Mr. Dulin stated it is "Commercial Office/Residential".

LPA: Ms. Neeson asked what the difference is between the two designations being discussed.

Staff: Mr. Dulin explained that Institutional allows a variety of facilities that are not for profit, whereas COR allows for-profit facilities at the same site.

LPA: Ms. Neeson asked if the County plans to lease out part of the property.

Staff: Mr. Dulin stated he is not sure of the lease options.

LPA: Mr. Moir asked if the County owns any other such property.

Staff: Mr. Dulin said yes, on Tower Dr.

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 Mr. Moir. The Motion Carried 5-0.

PH-2 PUBLIC FACILITY WITH CLINIC REZONING (Quasi-Judicial)

This is a request by the Martin County Board of County Commissioners for a concurrent rezoning to change the zoning district from PS-2 to Commercial/Office (CO) of the subject property. This rezoning is dependent on the approval of the FLUM amendment from Institutional-General to Commercial Office/Residential (COR) in CPA 25-03. The proposed CO zoning district implements the COR future land use designation.

Requested by: Martin County Board of County Commissioners

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

Agenda Item: 26-0874

***For the Record:**

LPA: Ex-parte communication disclosures: None.

Intervenor(s) present: None.

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

Staff: Ms. Knobbe presented and turned in the notices to neighboring properties and stated that her work history is on file with the Clerk.

LPA: Ms. Neeson asked what instigated this change.

Staff: Mr. Schilling said there are conceptual plans for a Clinic that will serve County Employees and there may be a private aspect involved, however, it is all conceptual at this time.

LPA: Ms. Neeson asked if that meant something like Cleveland Clinic or Volunteers in Medicine for example could come in and ask to put in a clinic.

Staff: Mr. Fox stated that at this time it is not appropriate to discuss any conceptual plans as the only item before the Board currently is the zoning designation.

LPA: Mr. Moir asked if the surrounding zoning that is within the City of Stuart was considered.

Staff: Mr. Dulin said yes, staff reviewed existing Public Facilities in the area.

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

Motion: A Motion was made by Mr. Moir to approve staff's recommendation of approval; Seconded by Dr. Brown. The Motion Carried 5-0.

Comments:

Public: None

Staff: Mr. Schilling welcomed Ms. Neeson to the Board and let the Board know that there are no items for early June, however, there are items for the June 18th meeting.

LPA: All members stated that they believe they will be able to be in attendance on the 18th.

Adjourn:

The Local Planning Agency meeting of May 21, 2026, adjourned at 7:22 pm.

Respectfully Submitted by:

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

Approved by:

Thomas Campenni, Chairman

Dated: _____