



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, August 7, 2025

7:00 PM

Commission Chambers

CALL TO ORDER

ROLL CALL

MINU APPROVAL OF MINUTES

MINU-1 JUNE 5, 2025

The Board is asked to approve the minutes from June 5, 2025.

Agenda Item: [25-1099](#)

MINU-2 JULY 17 2025

The Board is asked to approve the minutes from July 17, 2025.

Agenda Item: [25-1117](#)

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: [25-1096](#)

NEW NEW BUSINESS

NPH-1 KENAI PROPERTIES, LLC, REZONING (K041-009) (QUASI-JUDICIAL)

This is a request by Jared Gaylord, Esq., on behalf of Kenai Properties, LLC, for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 0.82-acre site from HR-2, Multiple-Family Residential District, to RS-10, High Density Residential District. The RS-10 zoning district is consistent with the site's current future land use designation of High Density. The subject site is located at 18071 SE Country Club Drive, approximately 850 feet north of the intersection of SE Country Club Drive and SE Little Club Way North, in Tequesta. Included with this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Jared Gaylord, Esq.

Presented by: John Sinnott, Principal Planner, Growth Management Department

Agenda Item: [25-1097](#)

NPH-2 456 SOUTH OCEAN, LLC REZONING (S281-001) (QUASI-JUDICIAL)

This is a request by Gunster on behalf of 456 South Ocean, LLC for a proposed amendment to the county zoning atlas to change the existing zoning district on thirty-eight parcels of land with an approximate area of 1,913.23-acres from A-1, Small Farms District and A-2, Agricultural District to AR-5A, Agricultural Ranchette District. The AR-5A zoning district is consistent with the site's current future land use designation Agricultural Ranchette. The subject site is located at the northeast intersection of SW 96th Street and SW Citrus Boulevard, west of the Saint Lucie River extending north to Interstate 95 and the Florida Turnpike in Palm City. Included is a request for a Certificate of Public Facilities Exemption.

Requested by: Robert S. Raynes, Jr., Esq., Gunster

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

Agenda Item: [25-1098](#)

COMMENTS

1. PUBLIC
2. MEMBERS
3. STAFF

ADJOURN

ADA

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