



**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

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**Thursday, August 7, 2025**

**7:00 PM**

**Commission Chambers**

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**CALL TO ORDER**

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

**ROLL CALL**

Present:

Jared Engskow  
Thomas Campenni, Chair  
Howard L. Brown  
Rick Hartman  
Julie Sessa – School Board Liaison

Absent: James Moir, Vice Chair

Staff Present:

Elysse Elder, Acting County Attorney  
Paul Schilling, Growth Management Director  
John Sinnott, Principal Planner, Growth Management  
Brian Elam, Principal Planner, Growth Management  
Rebecca Dima, Agency Recorder/Notary

**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**

**MOTION:** A Motion was made by Mr. Engskow to approve staff's recommendation of approval; SECONDED by Dr. Brown. The Motion CARRIED 4 - 0 with Mr. Moir and Mr. Hartman absent.

## **MINU-2**

**July 17, 2025**

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

**Agenda Item: 25-1117**

**MOTION:** A Motion was made by Mr. Engskow to approve staff's recommendation of approval; SECONDED by Dr. Brown. The Motion CARRIED 4 - 0 with Mr. Moir absent.

## **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

**Agenda Item: 25-1097**

#### **\*For the Record:**

**LPA:** Ex-parte communication disclosures: None.

Intervenor(s) present: Harvey Levine, Little Club Condo Association.

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

**STAFF:** Mr. Sinnott presented and turned in his work history.

**LPA:** Mr. Campenni asked if this was a Mandatory rezoning.

**STAFF:** Mr. Sinnott said, no, it is not.

**LPA:** Mr. Campenni stated that this is not a site plan application, it is just for a rezoning.

**INTERVENOR:** Mr. Levine said he would like to be sure that he understands correctly that this is just a rezoning, and that no site plan is being reviewed.

**STAFF:** Ms. Elder stated yes, that is correct.

**APPLICANT:** Mr. Gaylord presented and turned in the affidavit of notifications to neighboring property owners.

**LPA:** Mr. Hartman asked Mr. Sinnott to confirm that the Applicant had only two options to apply for.

**STAFF:** Mr. Sinnott said yes, that is correct.

**INTERVENOR:** Mr. Levine asked for clarification regarding the “high density exemption” that was mentioned in the presentations.

**STAFF:** Mr. Sinnott explained that this is a rezoning, and no development is being requested or authorized, in a case of a development application a certificate of public facilities reservation is needed, however, in this case it is not applicable so therefore it is exempt.

**INTERVENOR:** Mr. Levine stated that due to his understanding now that this is for the rezoning only, most of the things he would like to discuss are outside the scope of this application and therefore most of his questions will be for the site plans if that becomes a future application.

**PUBLIC:** The following people spoke regarding this item: Kristine White, Michael Sheeto, Angela Workinger, Sharon McGinnis, Dee Magill, Michael Nys.

**STAFF:** In response to Mr. Sheeto’s comment Ms. Elder reiterated that this was strictly a rezoning application, therefore, there is no information regarding building on the property.

**STAFF:** In response to Ms. Workinger’s comment, Mr. Schilling, explained that tonight is for a rezoning application, the current zoning on the property, HR-2, is an older Category C Zoning District from 1967 which has development standards that include a 100-foot lot width. The property tonight currently has a cell tower on it with a lease area and buffers on it. Potentially, in the future, the applicant may want to split the lot to ultimately result in a single-family lot, hence, the RS-10 District. RS-10 District allows for a 40-foot width of the lot, we are not talking about adding square footage to the lot, we are not talking about adding a subdivision to the property we are talking about, potentially, establishing an RS-10 District that allows one single family unit per the lot.

**STAFF:** In response to Ms. McGinnis’s comment, Mr. Schilling stated that this does not authorize any construction. The exemption is for the Public Services. Ms. Elder clarified that with a rezoning application there is no need for any Public Services, therefore, you have an exemption. If the Applicant were to come forward with a Site Plan Application, they would then make a reservation for the necessary Public Services.

**STAFF:** In response to Mr. Nys's comment, Mr. Schilling stated, that the current Land Use on the property is High Density, which was established in 1980 or thereabouts. The companion or potential zoning district is RS-10. The current zoning on the property of HR-2 was established in 1967.

**LPA:** Mr. Campenni suggested the group make arrangements to meet with the Growth management Department before Tuesday to get any future questions clarified.

**INTERVENOR:** Mr. Levine asked if the county has any history of a home existing with a cell tower and the compatibility of that on the same property.

**STAFF:** Mr. Schilling stated that he is not aware of one. He further stated that there is no prohibition on a property owner of a lot that was established prior to September 1977 splitting the property one time. Also, he is unaware of any land development regulations that have a prohibition regarding establishing a single-family residence near an existing cell tower.

**STAFF:** Mr. Schilling addressed the Public Comments regarding clearing that has been done on the property. He stated that it was investigated and was found to be in compliance with the Cell Tower Site Plan and targeted the clearing of exotic vegetation. Any other development on the property would require permits and environmental assessments, including Gopher Tortoises, as part of an application.

**LPA:** Mr. Campenni asked if there were any environmental complaints who would they contact.

**STAFF:** Mr. Schilling stated they can contact the Growth Management Department.

**MOTION:** A Motion was made by Mr. Hartman to approve staff's recommendation of approval; **SECONDED** by Dr. Brown. The Motion **CARRIED** 4 - 0 with Mr. Moir absent.

## **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**

#### **\*For the Record:**

LPA: Ex-parte communication disclosures: None.

Intervenor(s) present: No.

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

**STAFF:** Mr. Elam presented and stated that his work history was turned in. He also stated that there is a request going before the Board of County Commissioners regarding a Scrivener's Error correction for this property.

**LPA:** Mr. Campenni asked if this was a Mandatory Rezoning project.

**STAFF:** Mr. Elam stated it is.

**APPLICANT:** Mr. Raynes presented and turned in the affidavit of notifications to neighboring property owners. He then introduced Taylor Pankonien, who 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 Mr. Engskow. The Motion **CARRIED** 4 - 0 with Mr. Moir absent.

**COMMENTS:**

**PUBLIC** – None

**STAFF** – Mr. Schilling polled the members regarding their expected attendance at the upcoming August 21, 2025 meeting.

**LPA** – All members present stated they expect to be in attendance.

**ADJOURN:**

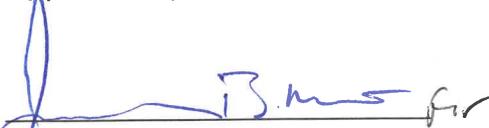
The Local Planning Agency meeting of August 7, 2025, adjourned at 7:45 pm.

Respectfully Submitted:



Rebecca Dima  
Growth Management Department  
Agency Recorder/Notary

Approved by:



Thomas Campenni, Chair

James B. Moir Vice Chair

Date: 10/2/25

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