



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
Juan Lameda, School Board Liaison, 12/2025

Thursday, April 3, 2025

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: Thomas Campenni, Chair
James Moir, Vice Chair
Howard L. Brown
Rick Hartman
Juan Lameda – School Board Liaison

Absent: Jared Engskow

Staff Present:

County Attorney Sarah Woods
Growth Management Director..... Paul Schilling
Comprehensive Planning Administrator, Growth Management..... Clyde Dulin
Technical Service Administrator, Utilities and Solid Waste Department..... Leo Repetti
Planner, Growth Management..... Amy Offenbach
Agency Recorder/Notary..... Rebecca Dima

MINU APPROVAL OF MINUTES

MINU-1 FEBRUARY 20, 2025

The Board is asked to approve the minutes from February 20, 2025.

Agenda Item: 25-0753

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval;
SECONDED by Dr. Brown. The Motion CARRIED 4 - 0 with Mr. Engskow 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: 25-0752

NEW NEW BUSINESS

NPH-1 COMPREHENSIVE PLAN AMENDMENT 24-25 CORAL GARDENS VAC STATION FLUM

Request to consider a comprehensive plan amendment to the Future Land Use Map (FLUM) changing the future land use from Institutional-Recreation to Institutional-General. The subject property is a ±4.2-acre property located South of SE Pomeroy Street on the northeast corner of SE Willoughby Boulevard and SE Coral Lakes Way.

Requested by: Leo Repetti, Technical Services Administrator, Utilities and Solid Waste Department

Presented by: Amy Offenbach, Planner, Growth Management

Agenda Item: 25-0661

STAFF: Amy Offenbach presented and confirmed the notices to neighboring properties has been submitted.

LPA: No questions were asked by the Board.

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** 4 - 0 with Mr. Engskow absent.

NPH-2 CORAL GARDENS VAC STATION REZONING (QUASI-JUDICIAL)

This is a request by the Martin County Utilities Department for a change to the County Zoning Atlas from the current PR, Public Recreation District, to the proposed PS-1,

Public Service District, or the most appropriate zoning district on approximately ±4.2 acres located south of SE Pomeroy Street on the northeast corner of SE Willoughby Boulevard and SE Coral Lakes Way. This application is in conjunction with CPA 24-25 Coral Gardens Vac Station FLUM amendment.

Requested by: Leo Repetti, Technical Services Administrator, Utilities and Solid Waste Department

Presented by: Amy Offenbach, Planner, Growth Management Department

Agenda Item: 25-0662

***For the Record:**

LPA: Ex-parte communication disclosures: None.

Intervener(s) present: None.

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

STAFF: Amy Offenbach presented and confirmed the notices to neighboring properties has been submitted along with her work history.

LPA: Mr. Moir asked if PS1 allows for passive recreational uses on this property.

STAFF: Mr. Schilling said yes it does.

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 4 - 0 with Mr. Engskow absent.

NPH-3 COMPREHENSIVE PLAN AMENDMENT 24-26, RURAL LIFESTYLE -TEXT

This is a legislative public hearing to consider CPA-24-26 Rural Lifestyle, a text amendment to the Martin County Comprehensive Growth Management Plan. This proposed text amendment to change the Rural Lifestyle future land use designation is not site specific and was initiated by the Martin County Board of County Commissioners (BOCC).

Requested by: Paul Schilling, Growth Management Department Director

Presented by: Clyde Dulin, Comprehensive Planning Administrator

Agenda Item: 25-0669

STAFF: Clyde Dulin presented and stated that all notices have been supplied.

LPA: Mr. Moir asked how the Ranch would be approved without the Gateway Free Standing Urban Services District.

STAFF: Mr. Dulin stated the Ranch is already approved and will explain in more detail as he continues his presentation. He further stated that the proposed changes in this text would have very little effect on most properties in Martin County. He will be touching on the ones that will be affected. He then continued his presentation.

LPA: Mr. Moir stated he is uncomfortable with some language as shown in paragraph d of the additional text being proposed.

STAFF & LPA: Mr. Dulin clarified the current language regarding expansion and a discussion ensued regarding communities that may or not be affected.

LPA: Mr. Moir clarifies that his concern is regarding the costs.

STAFF: Mr. Schilling explained that PUD Agreements require that the costs to facilitate the utilities going to the site are paid by the property owner.

LPA: Mr. Moir stated that capacity is something we all share and that is a cost.

STAFF: Ms. Woods states that capacity is paid for by the utility agreements with the property owners.

LPA: A discussion ensued between the Board members regarding this.

LPA: Dr. Brown asked for a brief clarifying definition of “Rural Lifestyle”.

STAFF: Mr. Dulin stated that the Rural Lifestyle designation was created to “guide development of self-supporting, self-contained rural communities including affiliated recreational amenities with an emphasis on maintaining and enhancing natural and manmade open space”. He then explained the density allowed.

LPA: Mr. Campenni states that they are not here to, again, discuss rural lifestyle but because the County Commissioners have expressed that they want to limit it in some way; he feels this is the minimum amount that it can be limited and feels paragraph d gives more protection than was there before.

STAFF: Mr. Dulin stated that the current language does not limit the expansion of the existing rural lifestyle properties, the new language is intended to protect landowner’s rights as they have them now.

STAFF: Mr. Hartman asked Mr. Dulin to show the map with AgTEC on it. He then commented on these areas and their possible future uses and their potential effects on the environment and traffic.

PUBLIC: The following people spoke regarding this item: Morris Crady, with Three Lakes Golf Club, LLC.

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval including paragraphs c and d; **SECONDED** by Dr. Brown. The Motion **CARRIED** 3 – 1 with Mr. Hartman opposed and Mr. Engskow absent.

COMMENTS:

1. **PUBLIC** – None.
2. **STAFF** – Mr. Schilling let the Board Members know that there is no meeting planned for April 17th and polled them for their attendance on May 1st.
3. **LPA** – Mr. Campenni, Mr. Moir & Dr. Brown all expect to be in attendance on May 1st. Mr. Hartman is unsure if he will be available.

ADJOURN:

The Local Planning Agency meeting of April 3, 2025, adjourned at 7:41 pm.

Respectfully Submitted:

Approved by:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

Mr. Campenni, Chair

Date Signed

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