



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, June 5, 2025

7:00 PM

Commission Chambers

CALL TO ORDER

Mr. Campenni, Chair, called the meeting to order at 7:01 pm. A quorum was present.

ROLL CALL

Present: Thomas Campenni, Chair
Howard L. Brown
Jared Engskow
Rick Hartman

Absent: James Moir, Vice Chair
Juan Lameda – School Board Liaison

Staff Present:

Deputy County AttorneyElysse Elder
Growth Management Director.....Paul Schilling
Principal Planner, Growth Management.....Brian Elam
Principal Planner, Growth Management.....Luis Aguilar
Agency Recorder/Notary.....Rebecca Dima

MINU APPROVAL OF MINUTES

MINU-1 May 15, 2025

The Board is asked to approve the minutes from May 15, 2025.

Agenda Item: 25-0958

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.

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: 25-0957

NEW NEW BUSINESS

**NPH-1 PARROT CIRCLE STORAGE REVISED MAJOR FINAL SITE PLAN
(F/K/A C&C Recreational Vehicle (RV) Resort Development)
(C145-017) (QUASI-JUDICIAL)**

Land America 225 LLC, request approval for a revised major final site plan to construct a 59,857 square foot, two-story self-storage facility and associated infrastructure on approximately 4.5 acres of an 11.1-acre undeveloped parcel. The subject site is located at 450 SE Parrot Circle, generally on the east side of South Kanner Highway, approximately 0.3 miles south of SE Pomeroy Street and directly north of Charlie's Neighborhood Bar and Grill in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

Requested by: Erika Beitler, HJA Design Studio, LLC

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

Agenda Item: 25-1026

***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: Mr. Elam presented and turned in his work history.

LPA: Mr. Campenni asked Mr. Elam to confirm that the Applicant is not asking for any changes, variances, or conditions.

STAFF: Mr. Elam confirmed that as correct.

APPLICANT: Ms. Beitler presented and turned in the Affidavit of notices to surrounding properties.

LPA: Mr. Campenni asked how many RV spots there will be and if there will be an elevator.

APPLICANT: Ms. Beitler showed the proposed spots and where they are proposed to be located; and said, yes, there will be an elevator.

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.

NPH-2 DRIVEN BRANDS, INC. REZONING (D066-001) (QUASI-JUDICIAL)

This is a request by Bowman Consulting Group on behalf of Driven Brands, Inc, for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 2.97-acre undeveloped site from PUD-C, Planned Unit Development-Commercial District, to GC, General Commercial district. The CG zoning district is consistent with the site's current future land use designation of Commercial General. The site is located at the south-west corner of S. Kanner Hwy and SW Salerno Rd., in Stuart. Included with this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Shailah Steck, Bowman Consulting Group

Presented by: Luis Aguilar, Principal Planner, Growth Management Department

Agenda Item: 25-1024

***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: Mr. Aguilar presented and turned in his work history.

LPA: Mr. Hartman asked to see the slide showing the difference between Community Commercial (CC) and General Commercial (GC) zoning areas.

STAFF: Mr. Aguilar showed the slide and explained that the Applicant is asking for GC.

APPLICANT: Bill Barbaro with Bowman Consulting presented and turned in the notices to surrounding property owners.

LPA: Mr. Hartman asked if the existing PUD Agreement was still in place.

STAFF: Ms. Elder stated that it is expired but the zoning is still there.

APPLICANT: Mr. Barbaro stated that to his understanding the previous PUD was for an establishment with two drive-thrus and a car wash while the current possible intent would only have one.

STAFF: Mr. Schilling further explained that the 2008 PUD, which is expired, had a Final Site Plan with a typical bank institution as well as a 7000 square foot retail building which was consistent with the General Commercial zoning. Therefore, the purpose of tonight's hearing is to rezone to be consistent with the underlying land use.

PUBLIC: The following people spoke regarding this item: Cecilia Cleveland and Randy Cleveland.

LPA: Mr. Hartman commented that it is unknown what is being proposed to be built on the property and a wall would have to meet the LDR (Land Development Regulations).

STAFF: Mr. Schilling clarified that this is only a rezoning application, the Publics concerns could be addressed with future Applications for any development.

LPA: Mr. Campenni commented on all the changes he has seen over the years within the County and noted that owners of properties do have rights to develop their properties within the allowed parameters.

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.

COMMENTS:

1. **PUBLIC** – None.
2. **STAFF** – Mr. Schilling polled the Members regarding their attendance for the next projected meeting to be held on August 7, 2025. He also asked about a potential June meeting if anything were to come up for review.
3. **LPA** – All Members present expect to be in attendance.

ADJOURN:

The Local Planning Agency meeting of June 5, 2025, adjourned at 7:33 pm.

Respectfully Submitted:



Rebecca Dima
Growth Management Department
Agency Recorder/Notary

8/7/2025

Date Signed

Approved by:



Thomas Campenni, Chair

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