



**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

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**Thursday, June 18, 2026**

**7:00 PM**

**Commission Chambers**

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### **Call to Order**

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

### **Roll Call**

#### Present:

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

#### Not Present:

Julie Sessa – School Board Liaison

#### Staff Present:

Elysse Elder, County Attorney  
Paul Schilling, Growth Management Director  
Brian Elam, Principal Planner, Growth Management  
Natalie Sapia-Gazzaneo, Agency Recorder/Notary

## **Approval of Minutes**

### **MINU-1 May 21, 2026**

The Board is asked to approve the minutes from May 21, 2026.

#### **Agenda Item: 26-0977**

**Motion:** A Motion of approval was made by Mr. Rick Hartman; SECONDED by Mr. Jim Moir. The Motion CARRIED 5-0 with none absent.

## **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: 26-0978**

**LPA:** Mr. Hartman requested to change the order of the agenda to hear the New Business (Coastal Life Church Rezoning) before the Tobacco Free Florida presentation. Mr. Campenni granted the request.

## **New Business**

PH-1

Coastal Life Church Rezoning (J065-002) (Quasi-Judicial)

This is a request by Coastal Life Church, Inc., on behalf of Coastal Life Church, for a proposed amendment to the County zoning atlas consistent with the existing agricultural ranchette future land use. The proposed amendment is to change the existing zoning classification from A-2, Agricultural District to AR-5A, Agricultural Ranchette District, or the most appropriate zoning district. The approximate 49.64 acres property consists of one parcel located in the southeast quadrant of the intersection of SW Martin Highway and SW Martingale Drive approximately 0.5 miles east of Interstate 95 in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

Requested by: Leah Heinzelmann, Cotleur & Hearing

Presented by: Brian Elam, Principal Planner, Growth Management

Agenda Item: 26-0950

#### **\*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:** Brian Elam gave the staff presentation which recommends the approval of the rezoning request by Coastal Life Church.

**LPA:** Ms. Neeson asked why two non-profit, tax-exempt entities are looking to get a residential zoning change?

**Staff:** Brian Elam replied that this was the only zoning available that is consistent with the future land use.

**LPA:** Ms. Neeson wanted clarification as to why the zoning change is needed when the property was purchased in an agricultural use zone and that residences will not be developed on the property.

**Staff:** Paul Schilling stated that the current zoning is agricultural ranchette and that the primary use is agricultural, with the residential component being ancillary and accessory. The reason that we are here today is that this is a mandatory rezoning. There is a site plan that will come forward sometime in the future with institutional use thus A-2 is not consistent with an agricultural ranchette, but it would be consistent with agricultural land use which is a minimum 20-acre lot. The proposed site plan would be approved administratively, but there is a mandatory rezoning associated with the application.

**Staff:** Elyse Elder added that the code requires a rezoning because they have an older category C type zoning district. If they are going to develop the property for institutional use, they have to rezone it and AR5 is the only category that fits with the land use.

**LPA:** Ms. Neeson expressed concern that this rezoning opens the door for housing development.

**LPA:** Mr. Campenni asked if the applicant is allowed to build a single-family unit on this project?

**Staff:** Paul Schilling stated that technically they can build one single-family home without a rezoning. However, Article 10 of the Land Development Regulations is clear on this, and he pointed out, that this 5 acre ranchette is the only available zoning consistent with the land use.

**LPA:** Mr. Jim Moir asked what are the lot sizes of the industrial proposal on the west side?

**Staff:** Brian Elam stated that it is not solidified as of yet because it's in review, but the referred site, Martingale Commerce, is being re-platted because has a new owner who has no intention of selling lots.

**Staff:** Paul Schilling added that Martingale Commerce was approved years ago and was platted into 5-acre lots and two 20-acre lots on the west side. The land use was changed to industrial, the current PUD and the master plan have been approved. Those lots are no longer.

**Applicant:** Christina Lane from Cotleur & Hearing gave the applicant presentation.

**Applicant:** James Pendleton, lead Pastor of Coastal Life Church, introduced himself and his church. They are partnering with House of Hope to help serve the community. Mr. Pendleton thanked the board for their time.

**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 Mr. Brown. The Motion Carried 4-1 with none absent and Ms. Neeson dissenting.

Mr. Hartman left after the vote.

### **Presentations**

PRST-1 Tobacco Free Florida

Tre Martin County Administration Department Division of Substance Abuse

Treatment Assist on behalf of Florida Department of Heath Bureau of Tobacco Free Florida will be conducting a tobacco zoning awareness and policies presentation. The purpose of the presentation is to protect all Floridians from the dangers of inhaled nicotine and secondhand smoke exposure.

Requested by: Martin County BOCC Human Services

Presented by: Kaitlyn Strickland and Derek Ravanzo, Prevention Specialists

Agenda Item: 26-0872

**Staff:** Kaitlyn Strickland gave the presentation about Tobacco Point of Sale Zoning Policies.

**LPA:** Mr. Moir asked if it is the best idea to limit this proposal to tobacco, or would it be more inclusive to include nicotine.

**Staff:** Kaitlyn replied that both tobacco and nicotine products are in the program.

**LPA:** Mr. Moir expressed concern about vaping.

**Staff:** Kaitlyn stated that her program specifically covers tobacco and nicotine products but acknowledges that vaping is a pandemic on the rise, and that vaping is something that they can look into adding.

**LPA:** Mr. Moir asked if current businesses providing tobacco products would be grandfathered in.

**Staff:** Kaitlyn replied yes.

**LPA:** Mr. Brown asked if anything related to zoning would be coming before the board of county commissioners soon.

**Staff:** Kaitlyn replied that ideally, yes.

**LPA:** Mr. Campenni commented that when he was in high school, seniors used to have a smoking lounge.

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

### **Comments:**

**Public:** None

**Staff:** Paul Schilling confirmed that there would be no early July meeting, but there are agenda items for the July 16 meeting.

**LPA:** Mr. Campenni, Ms. Neeson, Mr. Brown, and Mr. Moir stated that they would be there.

**Adjourn:**

The Local Planning Agency meeting of June 18, 2026, adjourned at 7:32 pm.

Respectfully Submitted by:

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**Natalie Sapia Gazzaneo, Martin County  
Growth Management Department  
Agency Recorder/Notary**

Approved by:

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**Thomas Campenni, Chairman**

Dated: \_\_\_\_\_