



Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Jared Engskow, District 1, 11/2028
Thomas Campenni, District 2, 11/2026
Howard L. Brown, District 3, 11/2028
James Moir, District 4, 11/2026
Rick Hartman, Vice Chairman, District 5, 11/2028
Juan Lameda, School Board Liaison, 12/2025

Thursday, January 16, 2025	7:00 PM	Commission Chambers
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CALL TO ORDER

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

ROLL CALL

Present: Jared Engskow
Thomas Campenni
Howard L. Brown
James Moir
Juan Lameda – School Board Liaison

Absent: Rick Hartman, Vice Chair

Staff Present:

Deputy County AttorneyElysse Elder
Growth Management Director.....Paul Schilling
Deputy Growth Management Director.....Peter Walden
Comprehensive Planning Administrator, Growth Management.....Clyde Dulin
Senior Planner, Growth Management.....John Sinnott
Planner, Growth Management.....Amy Offenbach
Senior Project Manager, Public Works.....Michael Yustin
Agency Recorder/Notary..... Rebecca Dima

MINU APPROVAL OF MINUTES

MINU-1 NOVEMBER 7, 2024

The Board is asked to approve the minutes from November 7, 2024

Agenda Item: 25-0480

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. Hartman absent.

MINU APPROVAL OF MINUTES

MINU-1 DECEMBER 5, 2024

The Board is asked to approve the minutes from December 5, 2024

Agenda Item: 25-0481

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. Hartman 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: 25-0487

DEPT DEPARTMENTAL

DEPT-1 ANNUAL ELECTION OF NEW OFFICERS

The Board is asked to elect a new Chairman and a new Vice Chairman at the first meeting of each calendar year.

Requested by: Paul Schilling, Growth Management Director

Presented by Paul Schilling, Growth Management Department Director

Agenda Item: 25-0493

MOTION: A Motion was made by Mr. Moir to elect Mr. Campenni as LPA Chair; **SECONDED** by Dr. Brown. The Motion **CARRIED** 4 - 0 with Mr. Hartman absent.

MOTION: A Motion was made by Dr. Brown to elect Mr. Moir as LPA Vice Chair; **SECONDED** by Mr. Engskow. The Motion **CARRIED** 4 - 0 with Mr. Hartman absent.

NEW NEW BUSINESS

NPH-1 JUPITER HILLS VILLAGE PUD TWENTY-SECOND AMENDMENT WITH REVISED MASTER SITE PLAN & PHASE IX FINAL SITE PLAN

(J002-022) (QUASI-JUDICIAL)

This is a request by Lucido & Associates on behalf of Jupiter Hills Club, Inc., for approval of the Twenty-Second Amendment to the Jupiter Hills Village PUD Zoning Agreement including a Revised Master Site Plan and Phase IX Final Site Plan. The proposed development of Phase IX consists of a one-story, 32-bed building and associated infrastructure on an approximately 4.59-acre site to provide dormitory-style employee housing. Phase IX is located approximately 430 feet northwest of the intersection of SE County Line Road and SE Federal Highway in Tequesta. Included is a request for a Certificate of Public Facilities Reservation.

Requested by: Brian Nolan, AICP, Lucido & Associates

Presented by: John Sinnott, Senior Planner

Agenda Item: 25-0490

***For the Record:**

LPA: Ex-parte communication disclosures: Mr. Campenni spoke with Staff; Misters Moir, Brown & Engskow have none.

Intervener(s) present: None.

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. Moir asked if this was a “for rent” proposal would this meet Staff’s Approval, such as a condominium or hotel.

STAFF: Mr. Sinnott stated yes.

APPLICANT: Mr. Nolan presented and turned in the proof of notifications to the neighboring property owners.

LPA: Mr. Moir asked if there was any internal access to the golf course or do the employees have to travel via US 1.

APPLICANT: Mr. Nolan stated that they would have to take US 1 or the sidewalk.

LPA: Mr. Moir noted that the golf course is a mile away from the housing and asked if there were any plans to have some other way for this to be done. Mr. Campenni stated he agreed with Mr. Moir’s point regarding the process to get employees to and from the golf course.

APPLICANT: Mr. Atilla Kardas with Jupiter Hills Club, Inc. was sworn in and clarified that they have vans to transport employees back and forth.

PUBLIC: The following people spoke regarding this item: F. McChrystal.

LPA: Mr. Moir made a comment regarding the idea of “plantation housing” and stated that it concerns him greatly, however, he thinks there are transportation and energy savings and sees that employees will be employed, which are all good things. This will provide quality housing when affordable housing is a real problem in Martin County. He hopes, though, that this will not be something they have to approve a lot of.

LPA: Mr. Campenni asked if rent is being charged to the employees.

APPLICANT: Mr. Kardas stated that there will be minimal charges of \$75.00 to \$100.00 a month.

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

**NPH-2 FLORIDAYS MOBILE PARK LLC SUBDISTRICT CHANGE (S260-004)
(QUASI-JUDICIAL)**

This is a request by Engineering Design & Construction, Inc., on behalf of Floridays Mobile Park, LLC, for approval of an amendment to Division 5, Hobe Sound, Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code, for a Subdistrict change from the current General Subdistrict to the Corridor Subdistrict. The subject property is an existing recreational vehicle park located at 10705 SE Federal Highway, south of SE Porter Boulevard and west of SE Dixie Highway, within the Hobe Sound CRA.

Requested by: Bradley J. Currie, AICP, Engineering Design & Construction, Inc.

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

Agenda Item: 25-0488

***For the Record:**

LPA: Ex-parte communication disclosures: Mr. Campenni spoke with Staff; Misterys Moir, Brown & Engskow have none.

Intervener(s) present: None.

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. Engskow asked about the history of this property regarding the zoning for mobile homes. Mr. Moir asked if an RV Park is permitted in a Corridor Sub-District does that mean that all Corridor Sub-districts allow RV parking.

STAFF: Mr. Sinnott stated that the Applicant's presentation will go over the history of this property, and said that yes, the Hobe Sound Corridor Sub-District lists RV Parks as a permitted use, subject to an approved Site Plan.

APPLICANT: Mr. Currie presented and turned in the proof of notifications to the neighboring property owners.

LPA: Mr. Moir asked if the NAC or CRA approved this and also asked if the package plant onsite is still in use.

APPLICANT: Mr. Currie said the NAC has voted to approve this, and the package plant is still in use and is serviced regularly.

LPA: Dr. Brown asked what is on the property now.

APPLICANT: Mr. Currie stated an RV Park is currently there now.

STAFF: Ms. Elder explained that the property is an active RV Park now and has been there for quite a while. RVs have never been allowed so they are currently trying to change the permitted use to match what is there now.

LPA: Mr. Campenni stated that it seems this would be easier if it could be done Administratively.

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. Hartman absent.

NPH-3 LDR 24-01 ARTICLE 12, DIVISION 5, HEIGHT RESTRICTIONS

This is a request by Architects Design Collaborative, LLC, on behalf of Boys & Girls Club of Martin County, for approval of an amendment to Division 5, Hobe Sound, Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code, to change the maximum allowable height for certain structures within the General Subdistrict. The applicant proposes a maximum allowable height of 35 feet / 2 stories specifically for gymnasiums developed as part of an institutional use. The current maximum allowable height within the General Subdistrict is 30 feet / 2 stories.

Requested by: Architects Design Collaborative, LLC, Raul Ocampo, Jr.

Presented by: John Sinnott, Senior Planner

Agenda Item: 25-0492

STAFF: Mr. Sinnott presented.

LPA: Mr. Moir asked about the if the language in the LDR will be changed at the same time as this.

STAFF: Mr. Sinnott stated yes.

LPA: Mr. Campenni stated that if he wanted to build this in Rio right now, he would not have to have this come before the board; he asked why all gymnasiums throughout the CRAs are not then changed to be the same.

STAFF: Mr. Walden explained that the NACs in the CRAs make these choices themselves; this went before the Hobe Sound NAC on Nov. 13th and was approved by them then.

APPLICANT: Mr. Ocampo, Jr. presented.

LPA: Dr. Brown asked the Applicant to confirm that the 35' will allow them to accommodate their needs properly.

APPLICANT: Mr. Ocampo, Jr. stated yes.

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. Engskow. The Motion **CARRIED** 4 - 0 with Mr. Hartman absent.

NPH-4 COMPREHENSIVE PLAN AMENDMENT 24-21, NINE GEMS

This is a request by the Martin County Public Works Department to consider a Future Land Use Map amendment on a 1,533-acre parcel to change the current Agricultural future land use designation to the proposed Institutional Public Conservation.

Requested by: Michael Yustin, Environmental Senior Project Manager

Presented by: Amy Offenbach, Planner

Agenda Item: 25-0483

STAFF: Mr. Dulin explained the steps for this type of amendment, and he introduced Ms. Offenbach who presented.

LPA: Mr. Moir stated that he is in favor of this change and asked why the WRC properties to the North are not being done at the same time.

STAFF: Ms. Offenbach explained that the concurrency letter from the SFWMD only stipulated the areas being reviewed. Mr. Michael Yustin further clarified the reasons behind this request and the funding for it.

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. Engskow. The Motion **CARRIED** 4 - 0 with Mr. Hartman absent.

NPH-5 NINE GEMS REZONING (QUASI-JUDICIAL)

This is a request by the Martin County Public Works Department for a change to the County Zoning Atlas from the current A-2, Agricultural District to the proposed PC, Public Conservation District, or the most appropriate zoning district on approximately 1,533 acres. The subject site is a portion of the property known as Nine Gems located south of SW Bridge Road between SW Pratt-Whitney Road and Interstate 95, directly north of the Ranch Colony neighborhood and east of the Hungryland Wildlife Management Area. This application is in conjunction with CPA 24-21 Nine Gems FLUM amendment.

Requested by: Michael Yustin, Environmental Senior Project Manager

Presented by: Amy Offenbach, Planner, Growth Management Department

Agenda Item: 25-0485

***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: Ms. Offenbach presented and confirmed the affidavit was turned in regarding the notifications to neighboring property owners.

LPA: The members had no questions or comments.

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. Engskow. The Motion **CARRIED** 4 - 0 with Mr. Hartman absent.

COMMENTS:

1. **PUBLIC** – None.
2. **STAFF** – Mr. Schilling polled the LPA Members regarding their attendance at the next meeting scheduled for February 6th & 20th.
3. **LPA** – Mr. Engskow may not be available for the February 6th meeting, all other members in attendance said they should be available for that date. Mr. Moir may not be available for the

February 20th meeting, all other members in attendance said they should be available for that date.

ADJOURN:

The Local Planning Agency meeting of January 16, 2025, adjourned at 8:01 pm.

Respectfully Submitted:

Approved by:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

Mr. Campenni, Chair

Date Signed

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