



# 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

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Thursday, February 20, 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  
James Moir, Vice Chair  
Rick Hartman  
Juan Lameda – School Board Liaison

Absent: None.

Staff Present:

Deputy County Attorney .....Elysse Elder  
Growth Management Director.....Paul Schilling  
Deputy Growth Management Director.....Peter Walden  
Comprehensive Planning Administrator, Growth Management.....Clyde Dulin  
Principal Planner, Growth Management.....Brian Elam  
Principal Planner, Growth Management.....Samantha Lovelady  
Agency Recorder/Notary..... Rebecca Dima

#### MINU APPROVAL OF MINUTES

##### MINU-1 JANUARY 16, 2025

The Board is asked to approve the minutes from January 16, 2025  
**Agenda Item: 25-0647**

**MOTION:** A Motion was made by Mr. Moir to approve the minutes from January 16, 2025;  
**SECONDED** by Mr. Engskow. The Motion CARRIED 5 – 0.

## **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: 25-0646**

## **NEW NEW BUSINESS**

### **NPH-1 CHANCEY BAY RANCH PUD ZONING MASTER FINAL SITE PLAN (C167-005) (QUASI-JUDICIAL)**

CBR Investors, LLC request for a zoning district change from RE-2A, Rural Estate District to the Planned Unit Development (PUD), including a request for approval of the Chancey Bay Ranch PUD Zoning Agreement including Master/Final Site Plan. The project consists of a 9-lot single-family subdivision and associated infrastructure, on an approximate 18.20-acre site with a resulting density of 0.49 units per acre. The property is located on the west side of SW Conners Highway south of 10150 SW Conners Highway, approximately 6 miles north of SW Kanner Highway, in Okeechobee. Included with this application is a request for a Certificate of Public Facilities Reservation.

Requested by: Matthew Barnes, WGI, Inc.

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

**Agenda Item: 25-0650**

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

**LPA:** Ex-parte communication disclosures: Mr. Campenni, Mr. Hartman & Dr. Brown all had meetings with the Applicant. Mr. Moir & Mr. Engskow have 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. Moir asked to have the height allowance differences clarified for RE-2A versus the PUD option.

**STAFF:** Mr. Elam clarified that RE-2A is 30' and the applicant is asking for 40' with the PUD.

**LPA:** Mr. Moir asked about Setback requirements in regard to a canal-side development in a RE-2A; he also asked what the setbacks would be if it was on an active shoreline.

**STAFF:** Mr. Elam stated 30' for a canal-side development. Mr. Walden stated that the active shoreline would depend on a Shoreline Protection Plan if one were in place. This proposed project is west of the spillways and locks and therefore has no shoreline protection zone.

**LPA:** Mr. Moir stated that he had never heard of a distinction with the locks.

**STAFF:** Mr. Walden clarified that that was where the shoreline protection zone ends -at the locks at Phipps Park.

**LPA:** Mr. Moir made a statement regarding the size of Lake Okeechobee and the safety issues he feels surround it.

**APPLICANT:** Mr. Barnes presented and turned in the Affidavit of notices to the surrounding property owners.

**LPA:** Mr. Moir asked if the easement around the ring canal was under Army Corp of Engineers control and also asked the Applicant to clarify their drainage plans for that area.

**APPLICANT:** Mr. Barnes stated yes, the State of Florida owns that land. He then explained that the project is designed to not discharge into the rim canal.

**LPA:** Mr. Moir asked if there would be living space on the first floor.

**APPLICANT:** Mr. Barnes Stated they anticipate the homes first floors to be garages and uninhabitable; however, home design details are not included in the PUD.

**LPA:** Mr. Moir asked if the septic drainage fields were planned to be all on the east sides of the structures.

**APPLICANT:** Mr. Barnes said they will be east of the dry detention and will meet the required spacing from the wells.

**LPA:** Mr. Campenni asked for clarification regarding the proposed use of the top floors if the structures to be built.

**STAFF:** Mr. Walden stated that there are no design criteria stated in the PUD.

**LPA:** Mr. Moir asked if the 40' was the peak of the roof.

**STAFF:** Mr. Elam stated that the height of a roof is defined in the LDR and depends on type of roof.

**LPA:** Mr. Campenni said when he met with the applicant, he was told the top floor would not have living space and if it does have living space that would change his vote.

**STAFF:** Ms. Elder reiterated that there is no restriction in the PUD that says you can't have living space.

**APPLICANT:** Mr. Barnes stated that the top level would not allow for living space.

**LPA:** Mr. Campenni said that he thought it should then be stated in the PUD.

**STAFF:** Ms. Elder let the Board know they could add that language to their recommendation if they chose to.

**LPA:** A discussion ensued between Mr. Campenni and Mr. Hartman regarding the proposed uses of the top floor.

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

**LPA:** Mr. Moir made a statement regarding maximum height requirements and the reason they exist. He also stated his concerns with the Septic and Well systems. Mr. Hartman made a statement regarding the code for heights and the reasons he believes they are in place. Mr. Campenni made a statement regarding the current code in place and reiterated that he was told by the Applicant that there would be no living space on top floor.

**APPLICANT:** Mr. Barnes stated that the maximum height allowed throughout the county is 40' and they are just asking to be allowed to build to that.

**MOTION:** A Motion was made by Mr. Moir to deny the staff's recommendation of approval for the application as presented. There was no Second made, therefore, this Motion did not move forward.

**MOTION:** A Motion was made by Mr. Hartman to approve staff's recommendation of approval of the application as presented; **SECONDED** by Mr. Engskow. The Motion CARRIED 3 - 2 with Mr. Hartman, Mr. Engskow and Dr. Brown voting in favor and Mr. Campenni and Mr. Moir voting opposed.

## **NPH-2 COMPREHENSIVE PLAN AMENDMENT 23-03, SUNRISE GROVE FLUM**

Request to consider an application for a proposed amendment to change the Future Land Use Map (FLUM) from Agricultural Ranchette (allowing one unit per five acres) to the future land use designation of AgTEC on 205± acres that is adjacent to the existing AgTEC Freestanding Urban Service District. The subject property is just west of Interstate 95, and north of Martin

Highway (State Road 714).

Requested by: Morris A. Crady, AICP, Lucido & Associates

Presented by: Samantha Lovelady, Principal Planner, Growth Management Department

**Agenda Item: 25-0652**

**STAFF:** Ms. Lovelady presented.

**LPA:** Dr. Brown asked for confirmation regarding what “AgTEC” stands for.

**STAFF:** Ms. Lovelady stated it was “Agricultural Technical”. Mr. Dulin further explained the original intent of “AgTEC”.

**LPA:** Mr. Moir asked for a clarification on the Staff Report regarding the requirements for anti-sprawl and whether they had been met.

**STAFF:** Mr. Dulin explained the requirement that had been met.

**LPA:** Mr. Moir stated that he believes the increasing number of Freestanding Urban Service Districts is by definition sprawl. Mr. Campenni stated that he is aware that the Board of County Commissioners have asked for an evaluation regarding the and that this project has been in the system for quite some time and is not something new being asked for in that regard.

**APPLICANT:** Mr. Crady presented and turned in the Affidavit of notices to the surrounding property owners.

**LPA:** Mr. Hartman asked Ms. Elder if he needed to recuse himself as he leases the property in this application.

**STAFF:** Ms. Elder said yes, he will need to recuse himself and fill out the proper form for the record.

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

**MOTION:** A Motion was made by Dr. Brown to approve staff’s recommendation of approval; SECONDED by Mr. Engskow. The Motion CARRIED 3 - 1 with Mr. Hartman recusing himself. Mr. Campenni, Dr. Brown, and Mr. Engskow voting in favor, with Mr. Moir voting opposed.

**NPH-3 COMPREHENSIVE PLAN AMENDMENT 23-04, SUNRISE GROVE - MARTIN TRIANGLE PROPERTY LLC – TEXT**

This a request by Lucido and Associates, on behalf of Martin Triangle Property, LLC and Sunrise Grove Commerce Center, LLC, for site-specific text amendments to Chapter 4, Future Land Use Element and Figure 4-2, Urban Service Districts. The amendment proposes to change the name of the future land use designation from AgTEC to Sunrise Grove and add a

permitted use to the future land use. It would add 205± acres to the existing 1,717-acre Freestanding Urban Service District currently known as AgTEC.

Requested by: Morris Crady, AICP, Lucido & Associates

Presented by: Samantha Lovelady, AICP, Principal Planner, Growth Management

**Agenda Item: 25-0653**

**STAFF:** Ms. Lovelady presented.

**APPLICANT:** Mr. Crady presented.

**PUBLIC:** The following people spoke regarding this item: Mike Glynn.

**APPLICANT:** Mr. Crady responded to Mr. Glynn's Public Comment.

**LPA:** A discussion ensued between members.

**MOTION:** A Motion was made by Dr. Brown to approve staff's recommendation of approval; **SECONDED** by Mr. Engskow. The Motion **CARRIED** 3 - 1 with Mr. Hartman recusing himself. Mr. Campenni, Dr. Brown, and Mr. Engskow voting Aye, with Mr. Moir voting Opposed.

**COMMENTS:**

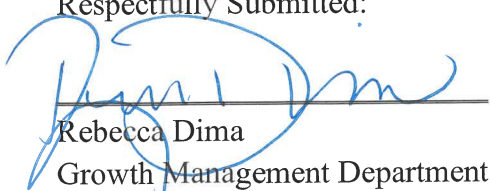
1. **PUBLIC** – None.
2. **STAFF** – Mr. Schilling polled the Members regarding upcoming meetings for March 6<sup>th</sup>, March 20<sup>th</sup>, and April 3<sup>rd</sup>.
3. **LPA** – For March 6<sup>th</sup>: Mr. Campenni and Mr. Hartman stated they believe they will be in attendance. For March 20<sup>th</sup>: Mr. Moir will not be able to attend; all other members believe they will be in attendance. For April 3<sup>rd</sup>: Mr. Engskow will not be able to attend, all other members believe they will be in attendance.

**ADJOURN:**

The Local Planning Agency meeting of February 20, 2025, adjourned at 8:13 pm.

Respectfully Submitted:

Approved by:

  
Rebecca Dima  
Growth Management Department  
Agency Recorder/Notary

  
Mr. Campenni, Chair

4/3/2025  
Date Signed

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