



**Martin County
Local Planning Agency
Agenda - FINAL AGENDA**

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

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

Thursday, July 16, 2026

7:00 PM

Commission Chambers

CALL TO ORDER

ROLL CALL

MINU APPROVAL OF MINUTES - NONE

**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: [26-1022](#)

NEW NEW BUSINESS

**NPH-1 PARADISE LAKE PUD ZONING AGREEMENT INCLUDING A
REVISED MASTER/FINAL SITE PLAN (P141-013) (QUASI-JUDICIAL)**

This is a request by Lucido & Associates on behalf of Heissenberg Family Financial Investments, LLC, for approval to revise a previously approved but now expired master and final site plan. The project comprises 11 lots, each approximately 1.1 acres in size. The subject property is an approximately 72-acre, currently undeveloped site located south of SE 138th St., approximately a quarter mile west of SE Kitchen Creek Rd. Included is a request for a Certificate of Public Facilities Reservation.

Requested by: Brian Nolan, Lucido & Associates

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

Agenda Item: [26-0987](#)

NPH-2 BREW HORIZONS REZONING (D069-002) (QUASI-JUDICIAL)

This is a request by HFA-AE LTD on behalf of Brew Horizons LLC for zoning change approval from M-1 Industrial district to LI, Limited Industrial district. The approximately 1.9-acre property is located at 3101 SE Federal Highway, approximately 600 feet north of the SE Federal Highway and SE Indian Street intersection, in Stuart.

Requested by: Megan Broderick, HFA-AE Ltd

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

Agenda Item: [26-0988](#)

**NPH-3 AN ORDINANCE OF MARTIN COUNTY, FLORIDA, AMENDING
CHAPTER 155, STREETS, ROADS AND BRIDGES, GENERAL
ORDINANCES, MARTIN COUNTY CODE, RELATING TO SPEED
LIMITS, DELEGATION OF AUTHORITY, REQUIRED PERMITS, AND
SECURITY: PROVIDING FOR CONFLICTING PROVISIONS,
SEVERITY AND APPLICABILITY: PROVIDING FOR FILING WITH THE
DEPARTMENT FOR STATE: PROVIDING FOR AN EFFECTIVE DATE
AND CODIFICATION.**

This is a request by staff for approval of amendments to Chapter 155, Streets, Roads and Bridges, General Ordinances, Martin County Code to rely on the Florida Statutes as they relate to establishing speed limits, to authorize the County Engineer to apply for state and federal permits for County projects, to require permits for County projects in County right-of-way, and to provide for warranty security.

Requested By: Michael Grzelka

Presented By: Michael Grzelka, P.E. County Engineer

Agenda Item: [26-0997](#)

COMMENTS

1. PUBLIC
2. MEMBERS
3. STAFF

ADJOURN