



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
Julie Sessa, School Board Liaison

Thursday, December 04, 2025 7:00 PM

Commission Chambers

CALL TO ORDER

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

ROLL CALL

LPA Present:

Thomas Campenni, Chair
Howard L. Brown
James Moir, Vice Chair
Rick Hartman
Julie Sessa – School Board Liaison

LPA Absent:

Jared Engskow

Staff Present:

Elysse Elder, County Attorney
Paul Schilling, Growth Management Director
Clyde Dulin, Comprehensive Planning Administrator, Growth Management
Amy Offenbach, Planner, Growth Management
Rebecca Dima, Agency Recorder/Notary

MINU

APPROVAL OF MINUTES – None.

QJP

QUASI-JUDICIAL PROCEDURES

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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: 26-0243

NEW

NEW BUSINESS

NPH-1

COMPREHENSIVE PLAN AMENDMENT (CPA 25-04), ACCESSORY DWELLING UNITS-TEXT AMENDMENT

This is a request, initiated by the Board of County Commissioners, to amend the text of Chapter 2, Overall Goals and Definitions, and Chapter 4, Future Land Use Element, Comprehensive Growth Management Plan (CGMP), of Martin County, regarding Accessory Dwelling Units (ADUs).

Requested by: Paul Schilling, Growth Management Director

Presented by: Amy Offenbach, Planner, Growth Management Department

Agenda Item: 26-0309

STAFF: Ms. Offenbach presented; her resume has been turned in. The Affidavit of Public Notice was turned in.

LPA: Mr. Moir asked if there is a capacity allocation for ADUs in the sewer/water supply for residential. He also asked if the increase gets considered regarding capacity.

STAFF: Ms. Offenbach stated that the Health Department would handle that for Septic.

LPA: Mr. Moir stated that he is concerned with the idea of there not being enough capacity for sewer.

STAFF: Mr. Dulin explained that the ERCs for water and sewer are calculated for certain amounts/capacities. He further stated that not all property owners would utilize these as some may stay be on septic depending on zoning.

LPA: Mr. Moir asked if this is not anticipated to be included as part of the residential capacity analysis.

STAFF: Mr. Dulin said, no, it is not.

PUBLIC: The following people spoke regarding this item: Robert Ranieri, CEO of House of Hope.

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. Engskow absent.

NPH-2

LAND DEVELOPMENT REGULATIONS (LDR 25-03), ACCESSORY DWELLING UNITS - TEXT AMENDMENTS

This is a public hearing to consider recommending adoption of an ordinance amending Article 3, Zoning Districts, Land Development Regulations, Martin County Code, updating the terms, permitted uses and development standards regarding accessory dwelling units.

Requested by: Paul Schilling, Growth Management Director

Presented by: Amy Offenbach, Planner, Growth Management Department

Agenda Item: 26-0230

STAFF: Ms. Offenbach presented; her resume has been turned in. The Affidavit of Public Notice was turned in.

LPA: Mr. Moir asked if a lot could have both an ADU and an EDU (Employee Dwelling Units) on it.

STAFF: Ms. Offenbach stated no they are separated in the development standards.

LPA: Mr. Moir said that ADUs already exist on non-residential properties so would these be allowed to have EDUs as well.

STAFF: Ms. Offenbach said that that is what the text change is to clarify.

LPA: Mr. Moir asked if that is outside the Urban Services Districts.

STAFF: Mr. Dulin clarified language regarding "night watchmen quarters", which is how these dwellings were referred to regarding commercial properties before this proposed change.

LPA: Mr. Moir stated he had been concerned that old terminology could still allow both to be on a property.

STAFF: Mr. Dulin stated that the residential change will only allow one ADU.

LPA: Mr. Hartman asked how many units would be allowed for Ag zoned areas.

STAFF: Mr. Dulin said that does not apply here.

LPA: Mr. Campenni asked if this was to comply with State statutes and to allow for affordable housing on single family properties.

STAFF: Mr. Dulin said yes.

LPA: Mr. Campenni asked to have it confirmed that up to 3 units are allowed on commercial property.

STAFF: Mr. Dulin said that language is already existing in the LDR and was not changed.

LPA: Mr. Campenni asked how many of these exist now in the County.

STAFF: Mr. Schilling noted that an example would be self-storage facility that has a living space built in but is unaware of any on industrial property at this time.

LPA: Mr. Campenni asked Staff to confirm that an industrial property could not "sneak one in" to be used as rental income, they must have it shown as critical for their business.

STAFF: Mr. Schilling said no, a Site Plan would be required to be approved.

LPA: Mr. Moir ask for clarification of the definition of the number of people allowed in the units for an EDU.

STAFF: Mr. Dulin clarified the definition will state up to 5 unrelated persons.

PUBLIC: The following people spoke regarding this item: Nick Berkely.

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. Engskow absent.

COMMENTS:

PUBLIC: None

STAFF: Paul let the Board Members know that there are no items for Dec. 18, 2025, but that there are items planned for January.

LPA: None

ADJOURN:

The Local Planning Agency meeting of December 04, 2025, adjourned at 7:30 pm.

Respectfully Submitted:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

Approved by:

Thomas Campenni, Chair

Date: _____